

31 Cambridge Road, Southend-on-Sea, SS1 1ET

Stunning three storey Cambridge Road Victorian townhouse with one of the longest gardens located in the much sought after, Clifftown Conservation Area. The property is located a stone's throw away from the bowling green, Prittlewell Square gardens, the seafront and conveniently located for access to London, via Southend Central mainline service. This property has been totally renovated by an Architect and her team, back to brickwork with new plumbing, heating, electrics and basement tanking. This is a unique opportunity to purchase a period property which has had a total overhaul to latest building regulation standards. The property benefits from three bedrooms, a first floor living room with bay window, master bedroom with French doors leading onto a south facing balcony, a bathroom with separate freestanding bath and oversized shower. The basement has been transformed to create an open plan kitchen/dining room with Crittal style French doors onto a secluded seating area with access to the garden. This property is offered with no onward chain, we would advise interested parties to make an immediate appointment to view.



£725,000 Freehold

THREE BEDROOM VICTORIAN TOWNHOUSE

LARGE REAR GARDEN

GROUND FLOOR CLOAKROOM

LUXURY KITCHEN WITH INTEGRATED APPLIANCES

CLOSE TO BOWLING GREEN AND PRITTLEWELL SQUARE

NEWLY RENOVATED

FOUR PIECE BATHROOM

MASTER BEDROOM WITH SOUTH FACING BALCONY

CONSERVATION AREA

NO ONWARD CHAIN

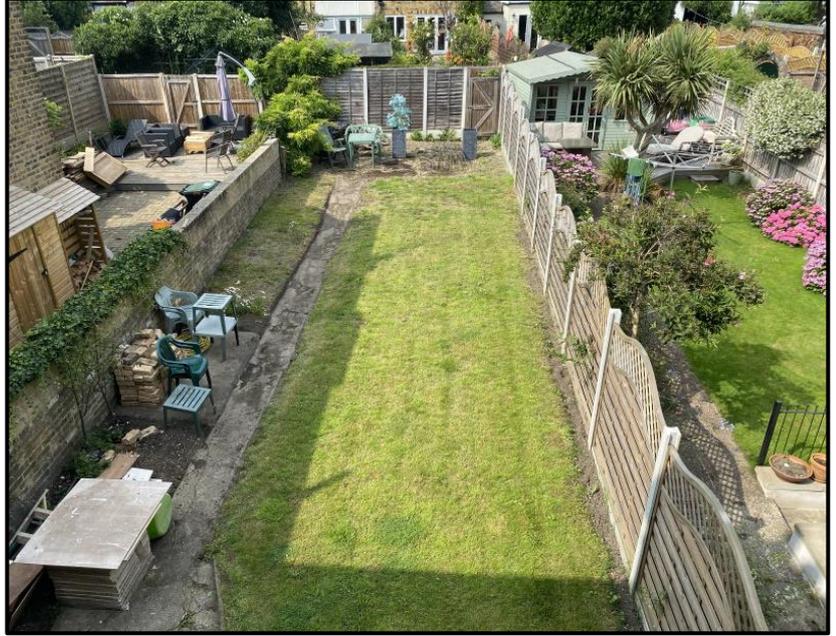
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ACCOMMODATION COMPRISES;

Approached via original part-glazed hardwood entrance door into:

ENTRANCE HALL

Ceramic tiled floor. Column radiator. Dado rail. Smooth finish ceiling with coved cornice. Return staircase to first floor. Further staircase to lower ground floor level.



LOUNGE 15' 2" x 14' 8" (4.62m x 4.47m)

Sash bay windows to the front aspect. Two radiators. Fitted carpet. Ornate hardwood fire surround with cast iron tiled insert. Coved cornice and ceiling rose.



RECEPTION ROOM/BEDROOM THREE 10' 10" x 10' 5" (3.30m x 3.17m)

Sash window to the rear aspect. Fitted carpet. Radiator. Ornate cast iron fireplace. Picture rail. Coved cornice and ceiling rose to smooth finish ceiling.



CLOAKROOM

Low-level w.c. Wall mounted wash hand basin. Part tiled walls. Window to rear.



LOWER GROUND FLOOR LEVEL

HALLWAY

Tiled floor. Smooth finish ceiling. Access to large storage/large utility space. Further door leading to:

OPEN PLAN KITCHEN/DINING ROOM 27' 9" x 14' 3" reducing to 10' 4" (8.45m x 4.34m)

Fitted with contemporary white high gloss units to base and eye-level. Built-in Bosch electric oven and hob with extractor unit over. Brushed gold composite splashback. Integrated Bosch fridge-freezer. Central island and breakfast bar with white high gloss base units and contrasting black granite work surfaces with inset butler sink and mixer tap. Parquet flooring throughout. Smooth finish ceiling with recessed spotlights. Double pendant light over breakfast bar. Double glazed sash bay window to front elevation. Part-glazed door leading to the front. Opening leading to understairs storage area. Seating area with parquet flooring. Radiator. Smooth finish ceiling with recessed spotlights. Double glazed critall style French doors leading onto a secluded seating area and garden.



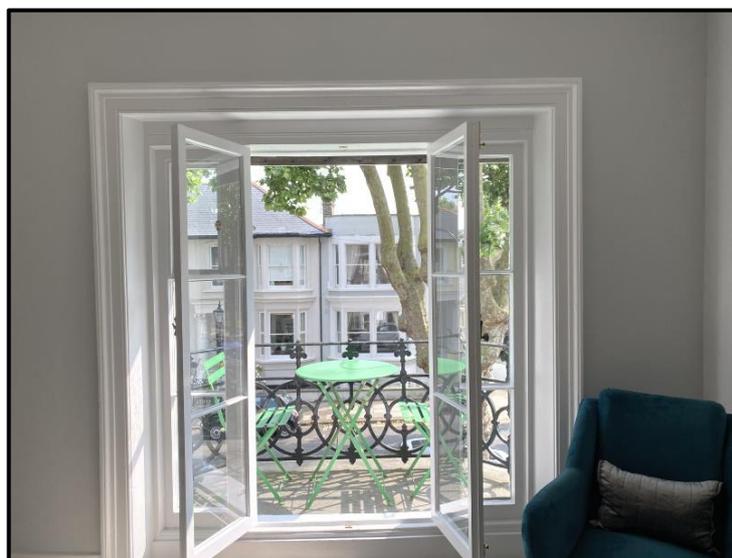


FIRST FLOOR LANDING

Fitted carpet. Radiator. Access to loft space.
Large sash window to the rear aspect.
Contemporary pendant light fitting.

BEDROOM ONE 12' 5" x 12' 3" (3.78m x 3.73m)

Fitted carpet. Radiator. French doors with
glazed side panels leading onto south facing
balcony. Ornate cast iron fireplace. Smooth
finish ceiling. Ornate ceiling rose.



BEDROOM TWO 10' 10" x 9' 7" (3.30m x 2.92m)

Sash window to the rear aspect. Fitted carpet. Radiator. Smooth finish ceiling with ornate ceiling rose.



BATHROOM 11' 9" x 6' 4" (3.58m x 1.93m)

Four piece suite comprising free standing roll top bath with Victorian style side mixer taps and telephonic shower attachment. Fully tiled double shower enclosure with mains shower unit and rainfall shower head. Wash stand with twin countertop wash hand basins and monobloc mixer taps. Low-level w.c. Ceramic tiled floor. Chrome heated towel rail. Smooth finish ceiling with recessed spotlights. Sash window to the front aspect.



EXTERIOR

Rear garden approximately 60ft in length with paved patio area to the immediate rear with steps leading up to remainder of garden which is mostly laid to lawn. Rear access gate. Brick wall and panelled fencing to boundaries. Front garden retained by original wrought iron railings and gate. Tiled pathway leading to entrance.



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