



STUART THOMAS  
ESTATES



- THREE BEDROOM FAMILY HOME
- NO ONWARD CHAIN
- WEST BACKING REAR GARDEN
- SUPERBLY FITTED KITCHEN

32 Philpott Avenue, Southend-on-Sea, Essex, SS2 4RL

Guide Price £290,000

Offered for sale with NO ONWARD CHAIN is this THREE BEDROOM FAMILY HOME with a WEST BACKING REAR GARDEN. Large Lounge/Diner SUPERBLY FITTED KITCHEN, Utility Room, Conservatory and Cloakroom.





## Property Description

### ENTRANCE PORCH

Sliding entrance door with glazed panels leads to the entrance porch. Wall light point. Further part glazed door leads to the:-

### ENTRANCE HALL

Stairs to the first floor. Cupboard housing the electric meter.

### CLOAKROOM

Low level wc and a vanity hand wash basin. Wall light point. Laminate flooring. Double glazed window to the rear. Wall light point.

### LOUNGE/DINER

This good size room has a double glazed window to the front aspect. Feature brick fireplace with a gas pebble fire. Coving. Double and single radiators. Double glazed patio sliding doors lead to the conservatory.

### KITCHEN

Well fitted with a range of units at eye and base level with ample work surfaces. 4 ring gas hob with an extractor cooker hood over and built under oven. One and a half bowl single drainer sink unit with a mixer tap over. Integrated fridge and freezer. Laminate flooring. Under stairs storage cupboard. Fitted shelving to the walls.

### CONSERVATORY

With twin double glazed French doors leading to the rear garden. Radiator. Laminate flooring.

### UTILITY ROOM

With a work surface with space and plumbing under for a





washing machine. Wall light point. Laminate flooring. Double glazed door and window to the rear.

#### LANDING

Access to all bedrooms and bathroom.

#### BEDROOM ONE

Double glazed window to the front. Radiator.

#### BEDROOM TWO

Double glazed window to the rear. Radiator. Airing cupboard. Cupboard housing the gas fired central heating boiler.

#### BEDROOM THREE

Double glazed window to the front. Radiator. Access to the loft.

#### BATHROOM

Well fitted with a panelled bath with an electric shower over and screen. Low level wc with a concealed cistern and a vanity wash basin with cupboards under and adjacent drawers. Heated towel rail. Double glazed obscure window to the rear. Some tiling to the walls. Inset ceiling spotlights.

#### REAR GARDEN

This west backing rear garden is in excess of 40' long with screen fencing. Established shrub borders. Greenhouse.

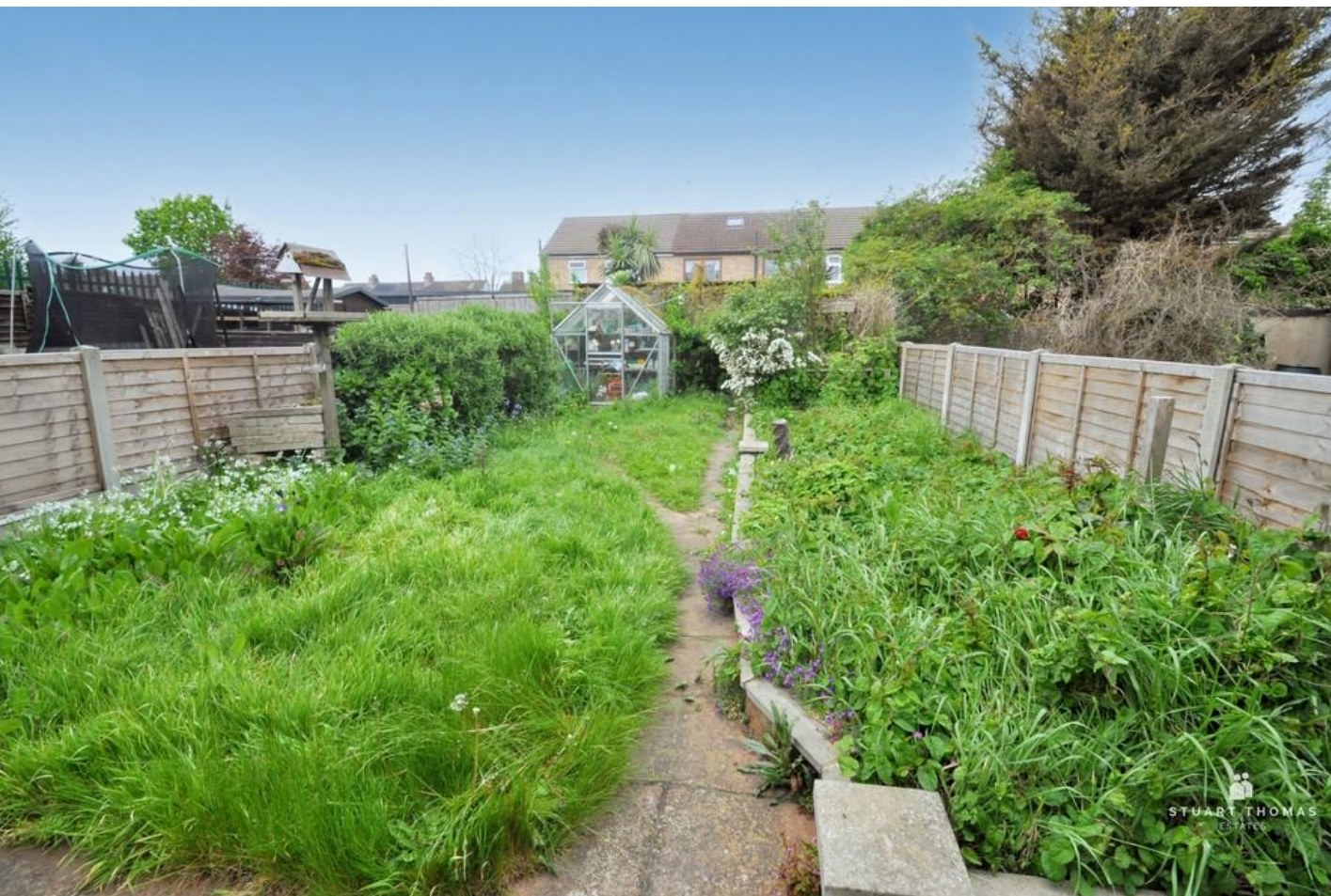
#### GENERAL

Tenure Freehold

Southend Borough Council

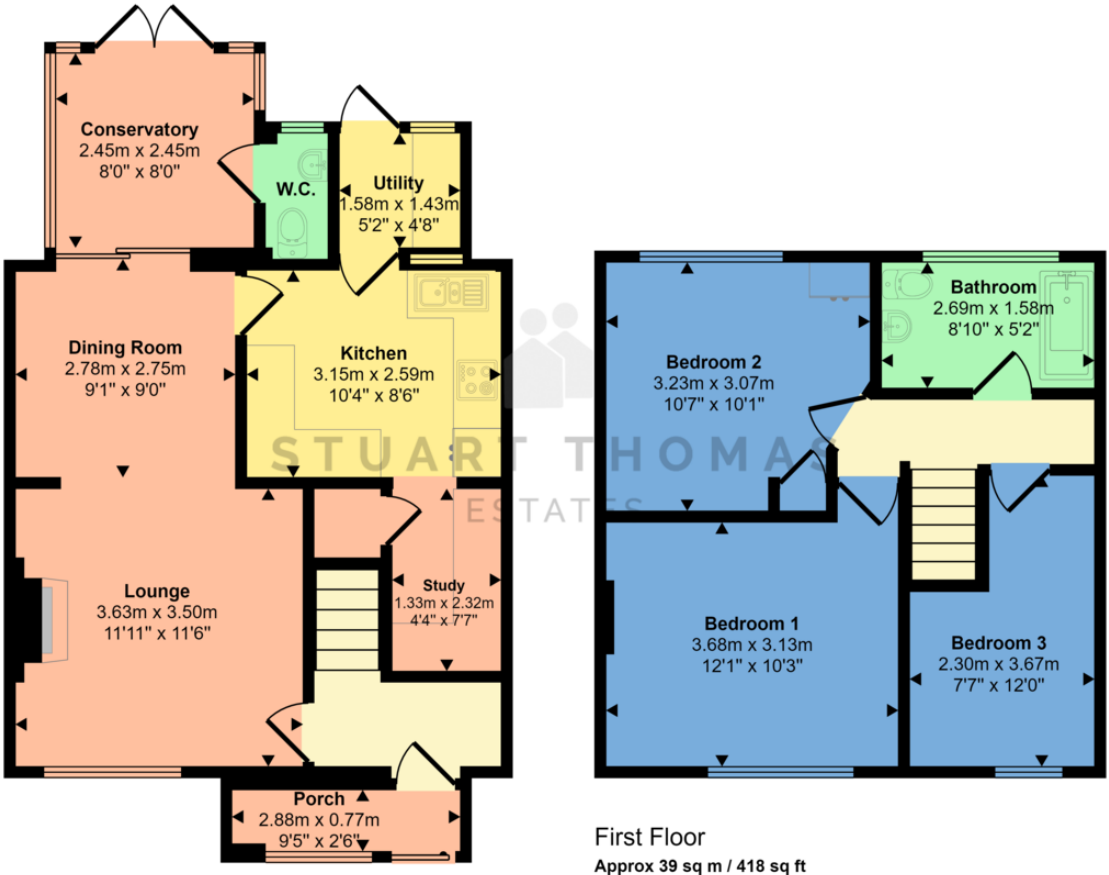
Council Tax Band A

NB This property was originally constructed in a non



standard construction however we believe the property was subsequently repaired in the late 80's.

Approx Gross Internal Area  
92 sq m / 991 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Easy 200.

294 Kiln Road, Benfleet, Essex,  
SS7 1QT

stestates.co.uk  
01702 558110  
info@stestates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements