



## Crowborough Road, Southend on sea

FANTASTIC LOCATION: Castle Estate Agents are pleased to offer FOR SALE this 3 DOUBLE bedroom semi-detached house set on this QUIET road in Southend on sea being within walking distance to Prittlewell STATION, local shops, all bus routes, PRIORY PARK and easy access to the A127

- 3 Double Bedrooms
- Excellent location
- Approx 60ft rear garden
- Double glazed
- Chain free
- Semi-detached
- Off street parking
- Walk to Station
- Gas central heating
- Two receptions

**£300,000 Freehold**

## Front aspect

Block paved off street parking, outside light, double glazed door with frosted glass insets and leaded side panel window to:

## Hallway

Stairs to first floor, power points, radiator, under stair cupboard, doors to all rooms, picture rail, coving, telephone point.

## Lounge 15' 9" by 14' 1" (4m 80cm by 4m 29cm), ( )

Double glazed leaded bay window to the front aspect, coving, radiator, power points, tv point, picture rail, tiled feature fire place.

## Dining room 15' by 11' 9" (4m 57cm by 3m 58cm), ( )

Double glazed sliding patio doors to the rear aspect, radiator, power points, picture rail, tiled feature fire place, coving.

## Kitchen 15' 5" by 8' 3" (4m 70cm by 2m 51cm), ( )

Double glazed door to the side and window to the rear aspect, spot lights, eye level and base level units, roll top work surfaces with built in stainless steel sink and single drainer with mixer taps, space for gas cooker, space for fridge freezer, washing machine, dish washer, tiled splash backs, storage cupboard with wall mounted boiler, power points.

## 1st floor landing

Doors to all rooms, loft access, storage cupboard, power points.

## Bedroom 1 16' by 13' 2" (4m 88cm by 4m 1cm), ( )

Double glazed leaded bay window to the front aspect, power points, radiator, storage cupboard, tiled feature fire place.

## Bedroom 2 15' by 13' 2" (4m 57cm by 4m 1cm), ( )

Double glazed window to the rear aspect, power points, radiator, storage cupboard.

## Bedroom 3 10' 6" by 7' 4" (3m 20cm by 2m 24cm), ( )

Double glazed leaded window to the front aspect, power points.



*Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.*

## Seperate WC

White suite comprising of a low level flush toilet, tiled flooring, double glazed frosted to rear aspect.

## Bathroom

2 White suite comprising of wash hand basin in vanity unit with mixer taps, panel enclosed bath with mixer taps and shower attachment, tiled splash backs, radiator, opaque double glazed window to rear.

## Rear gaden

Approx 60ft, mainly laid to lawn, mature well stocked shrub boarders, outside tap, brick built bar b q, gated side access.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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