

To arrange a viewing contact us
today on 01268 777400



Byrne Drive, Southend-On-Sea Guide price £375,000

Aspire Estate Agents welcomes you to this delightful three-bedroom semi-detached family home nestled in the highly sought-after 'Byrne Drive'. Offering spacious accommodation suitable for all family members, the property features a generously sized lounge with a bay window, a dining room seamlessly connected to the kitchen, and a spacious reception hall. Additionally, it boasts a modern bathroom suite, a separate w.c., and a large loft area suitable for various purposes. Outside, a sizable rear garden measuring approximately 55ft and off-street parking at the front enhance the property's appeal.

Conveniently located, the property provides easy access to nearby travel links such as local bus routes, major trunk roads, and train stations with direct routes to London. Excellent local schools, including grammar schools, are within easy reach, along with Priory Park, local shops, and amenities. Viewings are highly recommended to fully appreciate all that this property has to offer. Guide £375,000-£400,000

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Double glazed sliding doors opening to:

tilled to suite surround.

Entrance Porch Fitted carpet, entrance door with obscure glazed panel insert and obscure glazed windows adjacent opening to:

Separate W.C Push button w.c, tiled walls, obscure window to side.

Reception Hall 16'5 x 9' Spacious reception hall having fitted carpet, radiator, power points, carpeted stairs leading to first floor, Hive heating controls, understairs storage cupboard, further storage cupboard (large enough to convert into ground floor w.c if so desired) housing Worcester combination boiler, doors to accommodation off.

Loft Area 14'4 x 11'4 Fitted carpet, Velux window, eaves storage cupboards, power points.

Lounge 14'9 Into Bay x 11'10 Double glazed bay window to front, fitted carpet, radiator, power points, T.V point, feature fireplace housing electric fire, wall light points.

Rear Garden The property benefits from a lovely rear garden measuring approximately 55ft in depth. Commencing with area laid to patio whilst the remainder is mainly laid to established lawn with well stocked flowerbed adjacent, screen panelled fencing to borders, timber shed, side access gate, outside power points, outside tap.

Dining Room 11'10 x 11'7 Tiled effect flooring, radiator, power points, feature fireplace, double glazed windows to rear with central double glazed french door leading to rear garden, open plan to:

Front Garden Shared driveway leading to own private driveway providing off street parking with retaining brick wall to front.

Kitchen 11'6 x 7'5 Double bowl sink and drainer unit inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated oven with four ring gas hob above and extractor over, space for tall fridge/freezer, space and plumbing for washing machine, power points, tiled splashback, under cupboard lighting, tiled effect flooring, storage cupboard, double glazed window to rear.

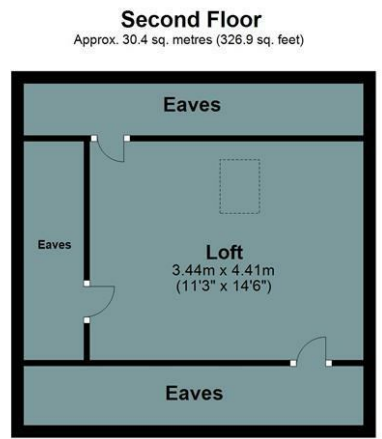
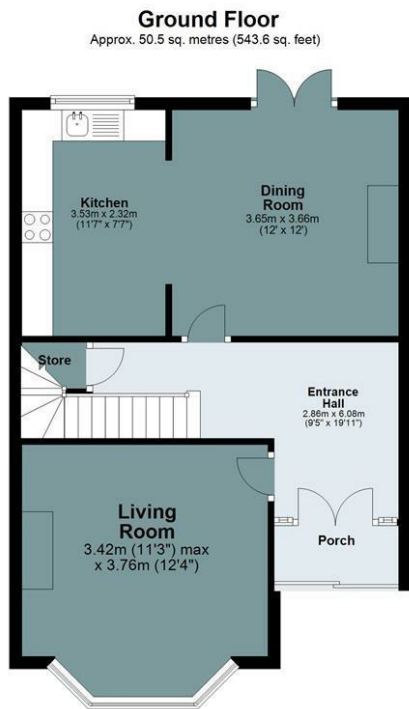
Landing Continuation of fitted carpet, power points, airing cupboard, stained glass window with secondary glazing to side, loft access hatch with drop down ladder leading to loft area, doors to accommodation off.

Bedroom One 14'10 Into Bay x 10'10 Double glazed bay window to front, fitted carpet, radiator, power points, wall light points, dresser unit, storage cupboard.

Bedroom Two 11'10 x 10' Plus Wardrobe Depth Double glazed window to rear, fitted carpet, radiator, power points, built in wardrobes and dresser unit.

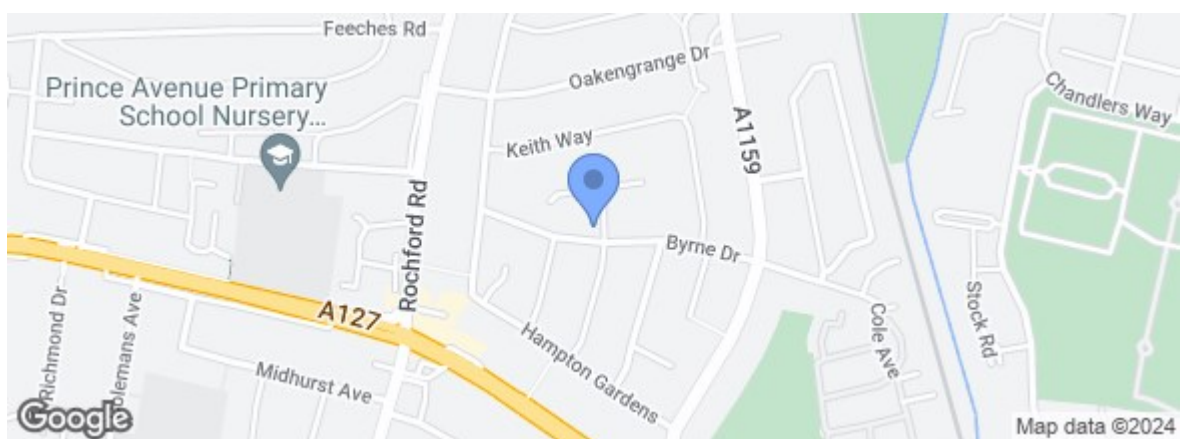
Bedroom Three 8'7 x 7'1 Double glazed window to front, fitted carpet, radiator, power points, storage cupboard.

Bathroom 7'5 x 5'11 Modern bathroom suite comprising panelled bath with chrome controls and shower over, vanity wash basin with chrome mixer tap and storage below, obscure double glazed window to rear, ladder style heated towel radiator, smooth plastered ceiling,



Total area: approx. 134.7 sq. metres (1450.0 sq. feet)
Byrne Drive

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.