



TO LET

**Woodgrange Drive,
Southend-On-Sea SS1 2SD**

£1,800 PCM

- Five Bedroom House
- Off Street Parking
- Two Reception Rooms
- Large Rear Garden
- Double Glazing Throughout
- Gas Central Heating (n/t)
- Close to Southend East Train Station
- Walking Distance to Seafront
- Large Kitchen/Diner
- Close to All Local Amenities

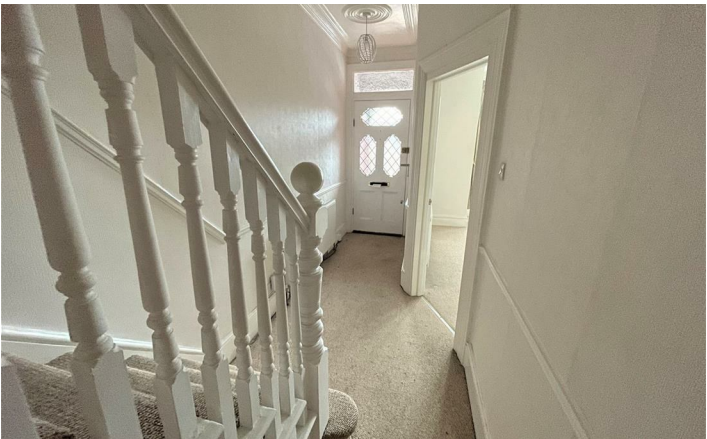
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Description

Five bedroom family home offering spacious living areas. In a classic style with contemporary touches, this property is located within walking distance of Southend Town Centre, Southend Seafront, Southchurch Park and a C2C Railway Station. This property has a bright feel due to its high ceilings and offers large living space on the ground floor which consists of a large

Kitchen/Diner, 2 reception rooms and a ground floor w/c. The upstairs consists of 3 double bedrooms, 2 single bedrooms and a family bathroom. This impressive home further benefits from a large garden to the rear, off street parking for 2 cars, double glazing throughout and gas central heating. Please call to arrange a viewing.



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	84

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	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY