

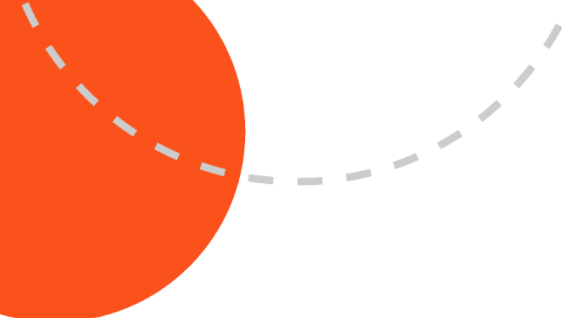


21 Derek Gardens, Southend-On-Sea, Essex, SS2 6QX  
2 Bedroom Semi Detached Bungalow / Price Offers Over £300,000 / Tel: 01702 207720

**amos**







This semi-detached bungalow offers a fantastic opportunity for buyers looking to create a comfortable and personalised living space. Upon entering, you are welcomed by a three-piece shower room, followed by a spacious living room featuring sliding doors that open into a bright conservatory, ideal for entertaining. The fitted kitchen offers ample space and also provides open access to the conservatory, which in turn leads out to the rear garden. The bungalow is completed by **two bedrooms**, one of which benefits from built-in wardrobes, offering practical storage space. Externally, the rear garden is of a good size, perfect for enjoying the outdoors or adding your own touch. To the front, there is off-road parking for multiple vehicles. This property is an excellent prospect for anyone seeking a home they can truly make their own.

Location wise, the house is close to local shops and eateries, the popular Prince Avenue Primary School and Southend Airport with its own train station providing fast, direct access to London.

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TOTAL FLOOR AREA : 610 sq.ft. (56.7 sq.m.) approx.

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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## Property Information

- / Semi Detached Bungalow
- / Two Bedrooms
- / Two Reception Rooms
- / Three Piece Shower Room
- / Driveway Providing Parking
- / EPC Rating: Pending
- / Council Tax Band: C
- / End Of Chain



Double glazed entrance door leading to:

### **Entrance Porch /**

Plastered ceiling, further entrance door to:

### **Entrance Hall /**

**12'6 x 9'2**

Plastered ceiling, fitted carpet, loft access, storage cupboard, radiator, doors leading off:

### **Shower Room /**

**6'8 x 5'6**

Three-piece suite comprising of walk-in shower with fitted shower unit and safety glass, vanity unit with sink top and mixer tap, low level w/c, double glazed window to side aspect, wood effect floor covering, plastered ceiling, tiled walls.

### **Living Room /**

**14'1 x 11'3**

Double glazed sliding doors to conservatory, plastered and coved ceiling, fitted carpet, feature fireplace, radiator, power points.

### **Kitchen /**

**11'9 x 8'6**

Fitted at both eye and base level in a range of wood roll units with working surface over, integrated gas hob with extractor fan above and integrated oven, stainless steel sink unit with mixer tap and drainer, space for fridge/freezer, double glazed window to side aspect, fitted carpet, part tiled walls, power points, open access to:









## Conservatory /

19'9 x 9'9

Double glazed windows to side and rear aspect, double glazed doors to rear garden, fitted carpet, power points.

## Bedroom One /

12'8 x 12'3

Double glazed window to front aspect, plastered and coved ceiling, fitted carpet, built in wardrobes, radiator, power points.

## Bedroom Two /

13'6 x 8'7

Double glazed bay window to front aspect, plastered and coved ceiling, fitted carpet, radiator, power points.

## Rear Garden /

Sun patio to immediate rear followed by laid to lawn area, outbuilding and wooden shed, secure fence boundaries.

## Front Garden /

Paved driveway providing parking for vehicles, secure fence boundary to one side and brick boundary to other.

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.





