



**Connells**

Eastwoodbury Lane  
Southend-On-Sea



Eastwoodbury Lane  
Southend-On-Sea SS2 6UY

for sale guide price  
**£450,000**



### Property Description

**\*\*SUDDENLY AVAILABLE AGAIN\*\*GUIDE PRICE £450,000-£500,000\*\*** IMMACULATE EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME. This beautiful property is very well presented and it has been well maintained throughout. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND CONDITION OF THIS BEAUTIFUL HOUSE.

On the ground floor, the property benefits from a spacious entrance hallway, feature lounge/bedroom four with bay window to the front, well proportioned extended kitchen with built in appliances and dining area, spacious lounge with three skylight lanterns and bifold doors leading into the garden, office, shower room and utility room with rear door to the garden and garage. The first floor of the property benefits from three well proportioned bedrooms, fitted family bathroom and access to boarded loft space.

The outside of the property benefits from direct access driveway to the front leading to the garage, private landscaped rear garden and modern garden room.

### Porch

6' 8" x 2' 9" ( 2.03m x 0.84m )

### Hallway

7' 5" x 13' 7" ( 2.26m x 4.14m )

### Lounge

17' 3" x 18' 3" ( 5.26m x 5.56m )

### Snug/Bedroom Four

11' 1" x 13' 7" ( 3.38m x 4.14m )

### Dining Area

9' 8" x 8' 8" ( 2.95m x 2.64m )

### Kitchen

9' 1" x 8' 8" ( 2.77m x 2.64m )

### Office

7' 5" x 14' 1" ( 2.26m x 4.29m )

### Bedroom One

11' 1" x 13' 7" ( 3.38m x 4.14m )

### Bedroom Two

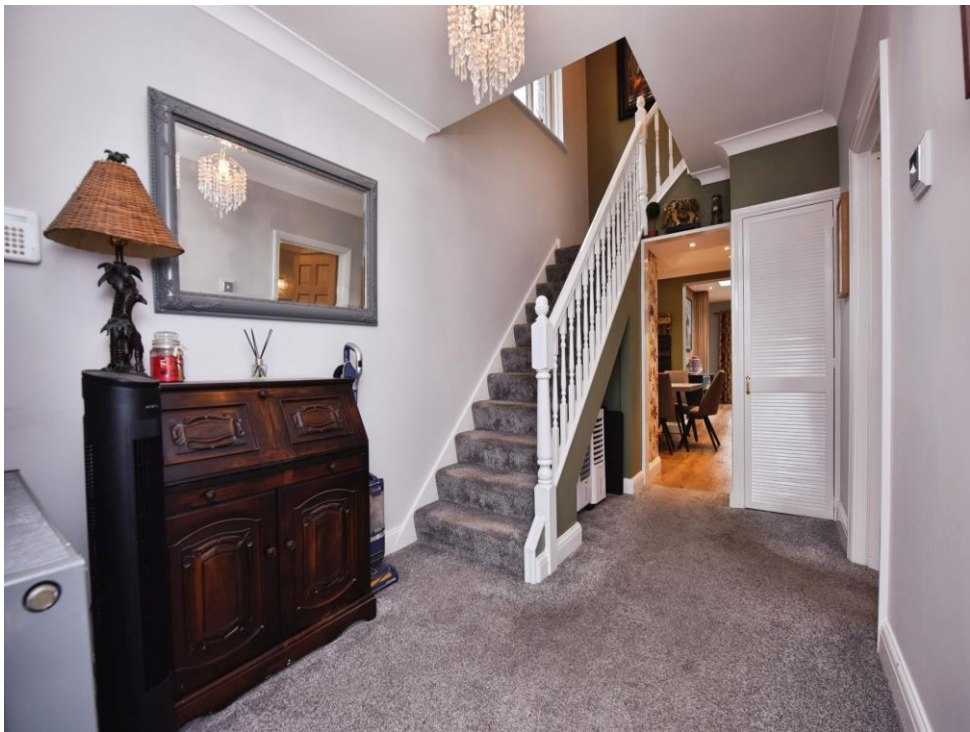
10' 4" x 8' 8" ( 3.15m x 2.64m )

### Bedroom Three

7' 8" x 7' 2" ( 2.34m x 2.18m )













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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4 Tindal Square  
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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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