

Ist Call

SALES AND LETTINGS



Woodgrange Drive, Southend-On-Sea, SS1 2XP

£500,000

We are delighted to offer for sale this beautifully presented three double bedroom semi detached character family home occupying a bold corner plot close to Southchurch Park, within catchment for Greenways School and just a short stroll from Southend East rail station. Offering a spacious lounge, separate dining room and large fitted kitchen to the ground floor, the first floor consists of three spacious double bedrooms, a family bathroom and separate W.C. With beautifully kept gardens to the front and rear of the property there is also the added advantage of a detached garage. An internal viewing is essential to appreciate the quality of the accommodation on offer.

Accommodation Comprising

Front door to...

Entrance Hall



Radiator, wood flooring, dado rail, smooth plastered coved ceiling with ceiling rose, doors off to...

Lounge 22' x 13'8" into bay narrowing to 7'8" (6.71m x 4.17m into bay narrowing to 2.34m)



Lead lite double glazed bay window to front, additional lead lite double glazed window to front, two radiators, feature fireplace with tiled inserts and marble hearth, smooth plastered coved ceiling with ceiling rose...

Dining Room 15'2" into bay x 10'11" (4.62m into bay x 3.33m)



Lead lite double glazed bay window to side, lead lite double glazed door to rear, radiator, plate rail, smooth plastered coved ceiling with ceiling rose...

Kitchen 13'8" x 8'11" (4.19 x 2.74)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer sink unit, electric cooker, space and plumbing for washing machine, matching range of wall mounted units one housing gas central heating & hot water boiler (which we understand was fitted in December 2022), tiled splashbacks and flooring, lead lite double glazed door and window to side...

First Floor Landing



Loft access, dado rail, smooth plastered ceiling, doors off to...

Bedroom 1 13'3 x 12'9 (4.04m x 3.89m)



Lead lite double glazed window to front, radiator, range of fitted wardrobe cupboards, smooth plastered coved ceiling with ceiling rose...

Bedroom 2 12'11 x 11'1 (3.94m x 3.38m)



Lead lite double glazed window to side, additional lead lite double glazed window to rear, radiator, dado rail, range of fitted wardrobe cupboards, coved ceiling...

Bedroom 3 14' x 8'11 (4.27m x 2.72m)



Lead lite double glazed corner window, additional lead lite double glazed window to side, radiator, coved ceiling...

Bathroom 7'11 x 5'7 (2.41m x 1.70m)



Modern white suite comprising panelled bath, separate glazed shower cubicle, vanity wash hand basin, radiator, fully tiled walls, obscure double glazed lead lite window to rear...

Separate W.C.

White low level W.C., radiator, tiled splashbacks, obscure double glazed window to rear...

Externally



Front Garden

Beautifully maintained and established front garden which, being a corner plot, also wraps around the side of the property...

Rear Garden



Well maintained rear garden comprising paved patio area, remainder mostly laid to lawn with established flower/ shrub borders, gate to side...

Detached Garage 20'1 x 10'3 (6.12m x 3.12m)



Accessed via double gates from Marlborough Road, concreted hardstanding in front of garage with up & over door, power & light connected, door to garden...

Floor Plan

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.

1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.



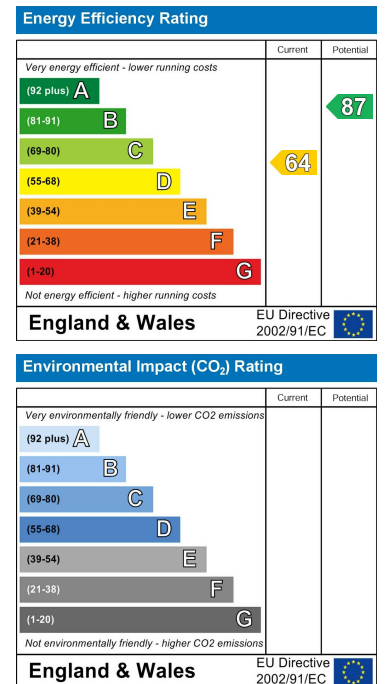
TOTAL FLOOR AREA : 1177 sq.ft. (109.4 sq.m.) approx.

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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Area Map



Energy Efficiency Graph



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