

Ist Call

SALES AND LETTINGS



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

Offers Over £525,000

This beautifully presented and extended semi detached family home is situated in a great location being close to Southchurch Park, the seafront, Southend East rail station and within priority catchment for Greenways Schools. Offering a larger footprint than a lot of semi detached houses in the area the accommodation consists of a spacious front lounge, separate dining room, a beautiful open plan kitchen/ diner as well as a shower room to the ground floor. Upstairs you will find three good sized bedrooms, one with an en suite, as well as a modern family bathroom. The property further benefits from a secluded rear garden with a very useful detached laundry room and garden store as well as a detached garage and block paved off street parking. Viewing advised.

Accommodation Comprising

uPVC double glazed door leading to enclosed storm porch with quarry tiled floor and original oak front door providing access to...

Entrance Hall



Staircase to first floor, radiator with decorative cover, large understairs storage cupboard, Karndeian herringbone wood effect flooring, picture rail, doors off to...

Lounge 16' into bay x 12'11 (4.88m into bay x 3.94m)



Double glazed bay window to front, two original lead lite glazed windows to side, radiator, large custom fitted entertainment centre to display T.V. and providing storage, Karndeian herringbone wood effect flooring, coved ceiling with ceiling rose...



Dining Room 13'8 x 10'5 (4.17m x 3.18m)

French doors to kitchen/ diner, radiator, Karndeian herringbone wood effect flooring...

Shower Room 5'4 x 3'11 (1.63m x 1.19m)



Suite comprising large glazed walk in shower cubicle, vanity wash hand basin, low level W.C., wall mounted illuminated mirror and storage cupboard, extractor fan...

Kitchen/ Diner 19'7 x 10'9 plus 9'10 x 4'4 (5.97m x 3.28m plus 3.00m x 1.32m)



Kitchen Area



Range of modern fitted base units with solid white composite working surfaces over, inset sink unit, stainless steel range cooker with matching extractor canopy over, integrated dishwasher, large tall walk in pantry cupboard, matching range of wall mounted units, Karndean herringbone wood effect flooring, smooth plastered ceiling, double glazed door and window to rear, open plan to...

Dining Area



Double glazed windows to rear and side aspects, radiator with decorative cover, Karndean herringbone wood effect flooring, smooth plastered ceiling...

First Floor Landing



Loft access, picture rail, doors off to...

Bedroom 1 16' into bay x 11'10 (4.88m into bay x 3.61m)



Double glazed bay window to front, two original lead lite glazed windows to side, radiator, covered ceiling...



Bedroom 2 13'1 x 10'7 (3.99m x 3.23m)



Double glazed window to rear, radiator, smooth plastered ceiling, door to...

En Suite 7'6 x 2'7 (2.29m x 0.79m)

Fully tiled walls and flooring with shower cubicle, vanity wash hand basin, low level W.C., obscure double glazed window to rear...

Bedroom 3 9'2 x 7'7 (2.79m x 2.31m)



Double glazed window to front, radiator, picture rail...

Bathroom 7'7 x 5'10 (2.31m x 1.78m)



Modern white suite comprising panelled 'P' bath with mixer tap and shower attachment, glazed shower

screen, vanity wash hand basin, low level W.C, heated towel rail, fully tiled walls, smooth plastered ceiling, obscure double glazed window to rear...

Externally



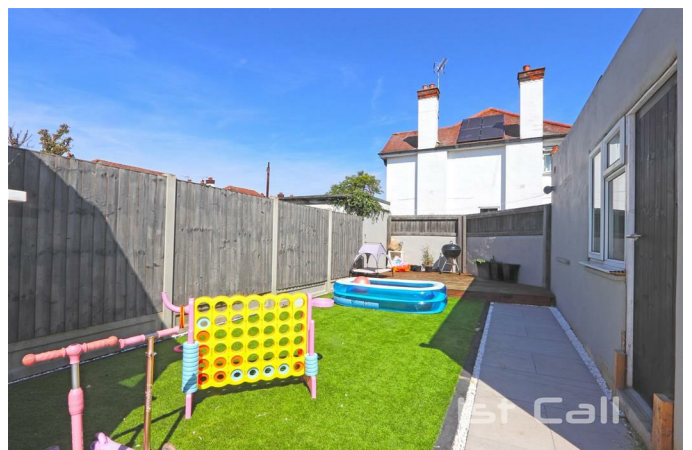
Front Garden

Block paved providing off street parking for at least two vehicles...

Rear Garden



Comprising large tiled patio area, small artificial lawn with further raised timber decking, gate providing side access, personal door to garage, double glazed doors providing access to...



Laundry Room 4'9 x 4'6 (1.45m x 1.37m)



Space and plumbing for washing machine and tumble drier with working surface over, wall mounted storage cupboards, tiled flooring, obscure double glazed window to side...

Garden Store/ Games Room 5'7 x 4'7 (1.70m x 1.40m)

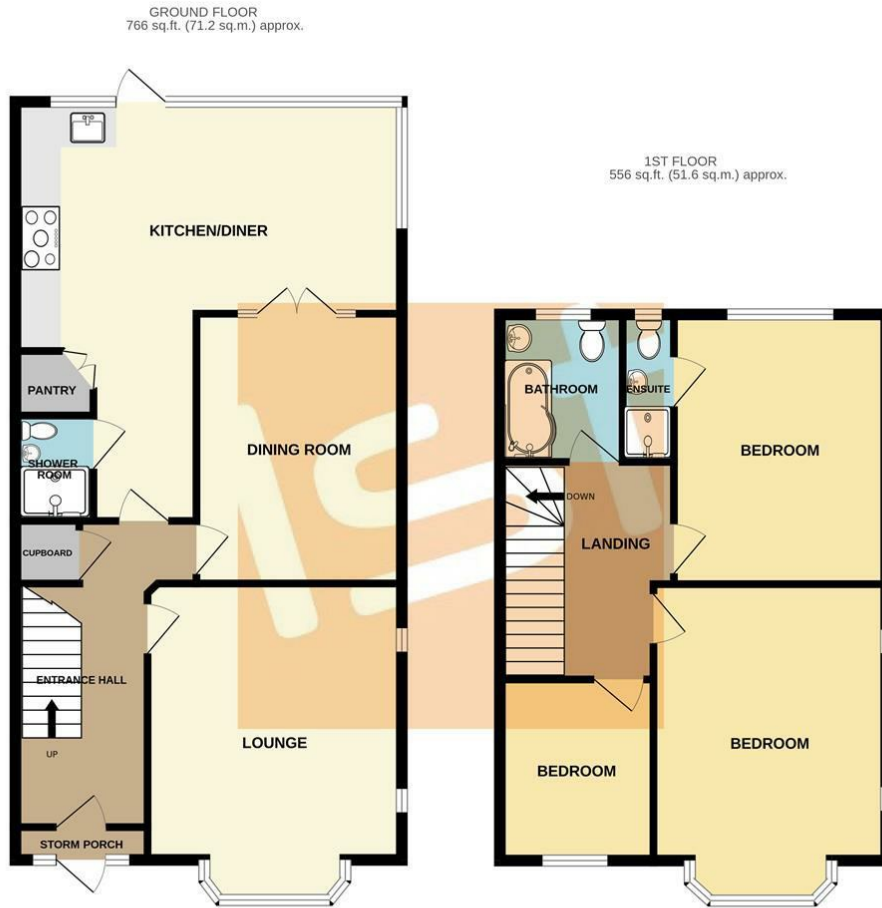
Tiled flooring, double glazed windows to side and rear...

Garage 19'6 x 9'1 (5.94m x 2.77m)



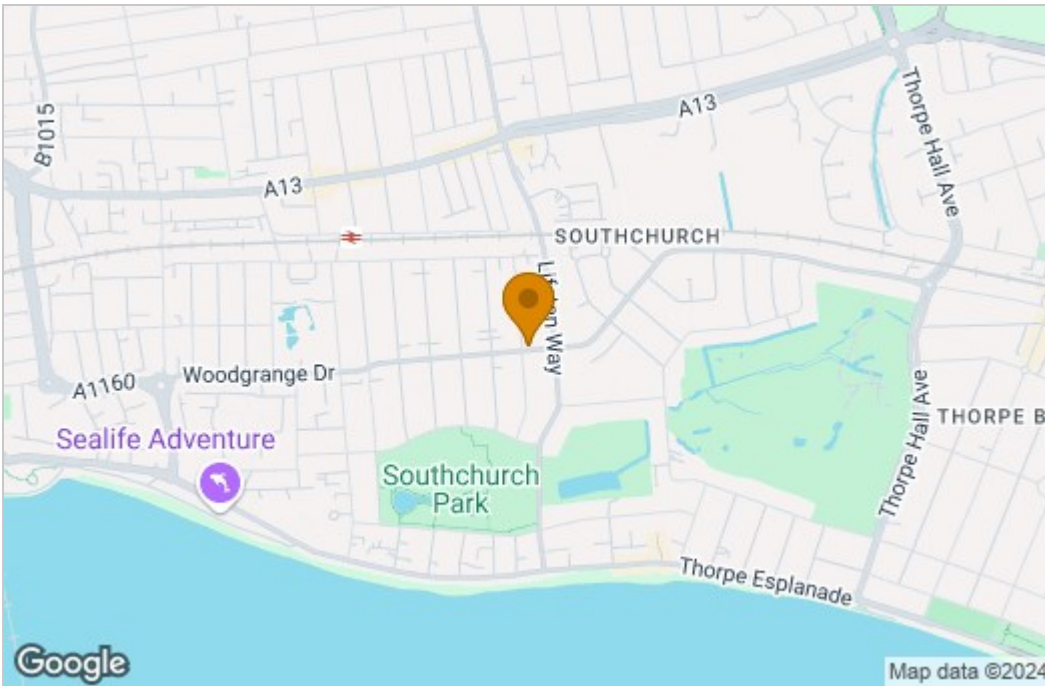
With up & over door, window to side, door to garden, accessed via service Road in Rutland Avenue...

Floor Plan

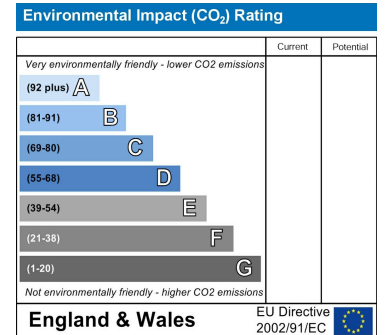
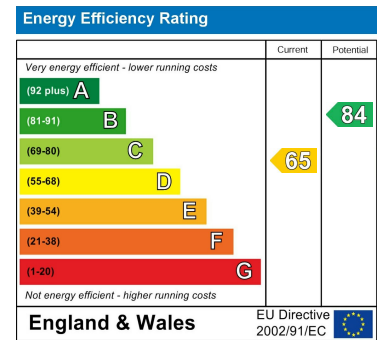


TOTAL FLOOR AREA: 1322 sq.ft. (122.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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