

home.

OFFERS IN EXCESS OF

£440,000

Aragon Close, Southend-On-Sea

20 Aragon Close, Southend-On-Sea, Essex, SS2 6SF



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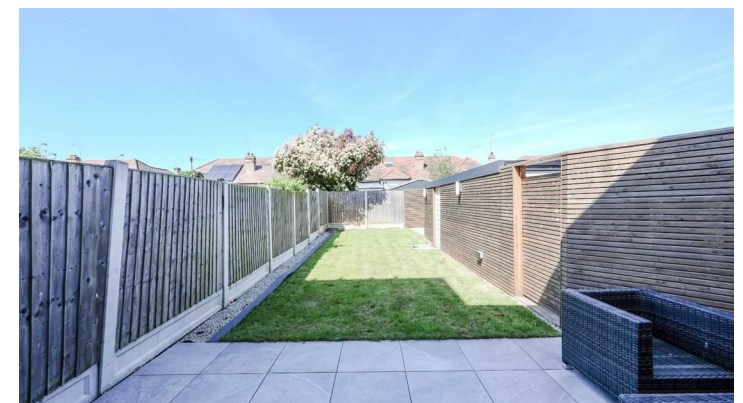
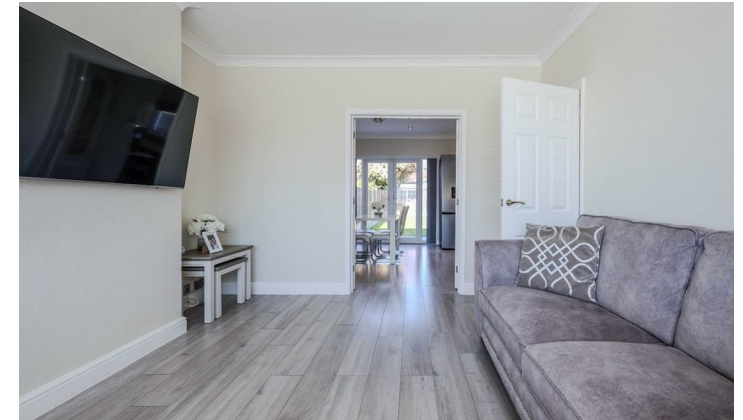
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Home Of Leigh are delighted to offer for sale this super smart three bedroom semi detached house, which has been beautifully maintained and refurbished by the current owner and benefits from a detached garage and off street parking.

The accommodation comprises; entrance porch, entrance hall, ground floor cloakroom, lounge and an open plan kitchen/diner overlooking and leading to the rear garden, whilst to the first floor there are three bedrooms and a modern shower room.

Externally the property benefits from a great size west backing rear garden, whilst to the front there is ample off street parking plus a shared driveway giving access to a detached garage.

Located on Aragon Close in the heart of the Manners Way estate, this fabulous property is perfectly positioned for Southend Airport and Railway line giving direct links into London Liverpool Street. Also close by is Priory Park and Southend Town Centre with its array of shopping facilities.



Accommodation Comprises

The property is approached via a double glazed entrance door leading to:

Entrance Hall

11'5 x 5'8

Double glazed obscure window to side aspect, wood flooring, coved to smooth plastered ceiling, radiator, stairs leading to first floor accommodation with understairs storage cupboard. Doors to:

Ground Floor Cloakroom

7'8 x 2'9

Modern two piece suite comprising; low level WC, wash hand basin with mixer tap and vanity cupboard beneath, appliance space and plumbing for washing machine and dryer, smooth plastered ceiling, wood flooring.

Lounge

13'1 x 11'8

Double glazed bay window to front aspect, wood flooring, coved to smooth plastered ceiling, feature vertical radiator. Glazed double doors leading to:

Kitchen/Dining Room

17'1 x 12'1

Dining Area

12'1 x 9'9

Double glazed French doors to rear giving access to the garden, continuation of wood flooring throughout, coved to smooth plastered ceiling with inset spotlighting, cast iron effect radiator. Open plan to:

Kitchen

8'9 x 7'1

Double glazed window to rear aspect. The kitchen is fitted to include a one and a quarter stainless steel sink unit with mixer tap inset into a range of square edge Quartz worksurfaces with cupboards and drawers beneath, built in double oven and five ring gas hob with extractor hood above, further range of matching eye level wall mounted units, appliance space for American style fridge freezer, concealed boiler (n/t), wood flooring, coved to smooth plastered ceiling with inset spotlighting.

First Floor Landing

7'8 x 5'1

Double glazed obscure window to side aspect, carpeted, coved to smooth plastered ceiling, access to loft space. Doors to:

Bedroom One

13'9 x 11'8

Double glazed bay window to front aspect, carpeted, smooth plastered ceiling, radiator.

Bedroom Two

11'9 x 11'1

Double glazed window to rear aspect, carpeted, coved to smooth plastered ceiling, radiator.

Bedroom Three

7'7 x 5'1

Double glazed window to front and side aspect, wood flooring, coved to smooth plastered ceiling with inset spotlighting, radiator.





Shower Room

7'8 x 5'2

Double glazed obscure windows to rear and side aspects, modern three piece suite comprising; fully tiled walk in shower cubicle, wash hand basin with mixer tap and vanity drawers beneath, low level WC, tiled flooring, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail.

Externally

Rear Garden

The property benefits from a great size rear garden which commences with an attractive paved patio area to the immediate rear with the remainder being laid to lawn and enclosed with screen panelled fencing. To the extreme rear there is a further paved patio area and side access to the front with further access to the garage.

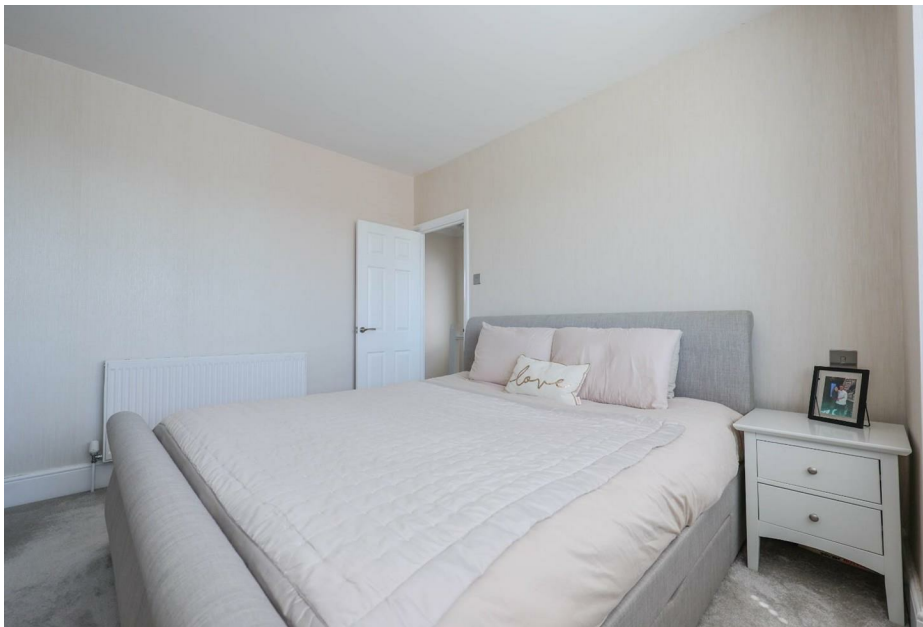
Front Garden

The front of the property is laid with concrete providing off street parking for several vehicles with a shared driveway leading to:

Detached Garage

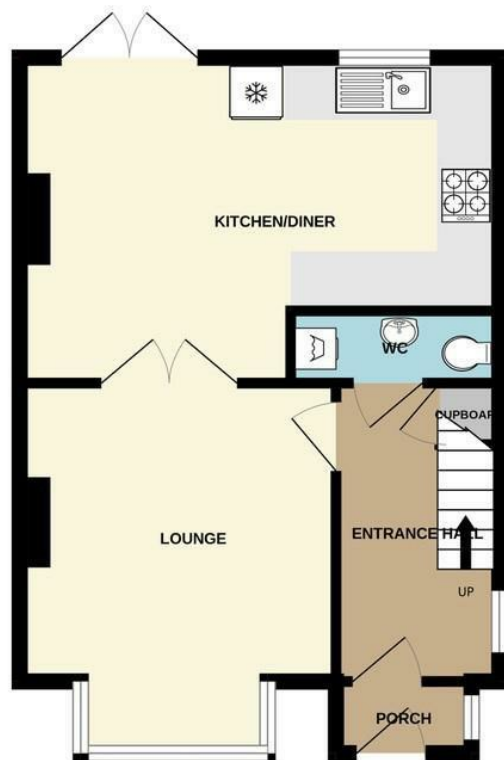
18'1 x 9'4

With up and over door, power and lighting connected, personal door to garden.





GROUND FLOOR
419 sq.ft. approx.



1ST FLOOR
405 sq.ft. approx.



TOTAL FLOOR AREA : 824 sq.ft. approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	65	
(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	

Offers In Excess Of £440,000 Freehold

HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.