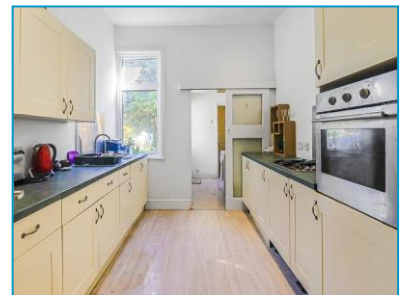




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Park Lane, Southend-On-Sea



**Morgan Brookes believe** – This fantastic family home is located in a sought after Southend-On-Sea location, and boasts ample accommodation arranged over three floors!

**Our Sellers love** – That the property is positioned within close proximity to local amenities, transport links and local greenery such as the historic Southchurch Hall Gardens Park.

### Key Features

- Terraced Family Home.
- Four Spacious Bedrooms.
- Accommodation Arranged Over Three Floors.
- Off-Street Parking & Garage.
- Desirable Southend-On-Sea Location.
- Within Close Proximity To Local Amenities.
- Convenient Transport Links.
- Call Morgan Brookes Today.

**Offers in Excess of  
£375,000**



# 22 Park Lane, Southend-On-Sea

## Entrance

Double glazed paneled door leading to:

## Entrance Hall

Stairs leading to first floor accommodation, radiator, smooth ceiling, wood effect flooring, doors leading to:

## Living Room

**13' 6" x 11' 8" (4.11m x 3.55m)**

Double glazed window to front aspect, smooth ceiling, carpet flooring.

## Dining Room

**14' 9" x 10' 0" (4.49m x 3.05m)**

Double glazed window to rear aspect, radiator, smooth ceiling, wood effect flooring.

## Kitchen

**11' 4" x 9' 4" (3.45m x 2.84m)**

Double glazed window to rear aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating sink & drainer, four point gas hob incorporating extractor fan over, integrated oven, smooth ceiling incorporating inset downlights, wood effect flooring, door leading to:

## Utility Room

**7' 9" x 5' 5" (2.36m x 1.65m)**

Roll top work surfaces, radiator, space & plumbing for appliances, splashback tiling, obscure double glazed paneled door leading to side aspect, door leading to:

## Cloakroom

**6' 0" x 5' 4" (1.83m x 1.62m)**

Obscure double glazed window to rear aspect, corner shower cubicle, raised shower system, wash hand basin, low level W/C.

## First Floor Landing

Stairs leading to second floor accommodation, smooth ceiling, carpet flooring, doors leading to:

## Family Bathroom

Obscure double glazed window to rear aspect, radiator, paneled bath, raised shower system, wash hand basin, tiled walls.

## W/C

Obscure double glazed window to rear aspect, low level W/C, tiled walls.

## Third Bedroom

**14' 11" x 12' 1" (4.54m x 3.68m)**

Double glazed bay window to front aspect, smooth ceiling, carpet flooring.

## Second Bedroom

Double glazed window to rear aspect, fitted wardrobes, carpet flooring.

## Fourth Bedroom

**9' 1" x 7' 7" (2.77m x 2.31m)**

Double glazed window to front aspect, radiator, carpet flooring.

## Second Floor Landing

Smooth ceiling, carpet flooring, doors leading to:

## Master Bedroom

**17' 2" x 13' 3" (5.23m x 4.04m)**

Double glazed skylight windows, smooth ceiling, carpet flooring, door leading to:

## En Suite

Wash hand basin, low level W/C, smooth ceiling.

## Rear Garden

Wooden shed to remain, established trees.

## Front Of Property

Paved driveway providing off-street parking for one vehicle.

## Local Authority Information

Southend-on-Sea Borough Council

**Council Tax Band: D**

**01268 755626**

**morganbrookes.co.uk**

**Offers in Excess of  
£375,000**

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.