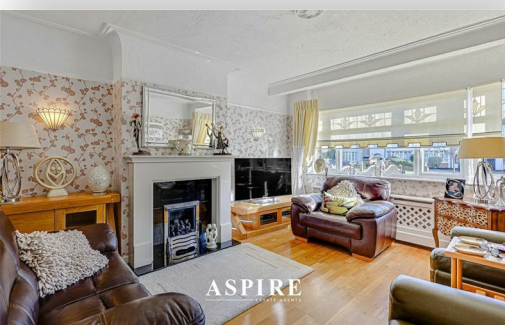


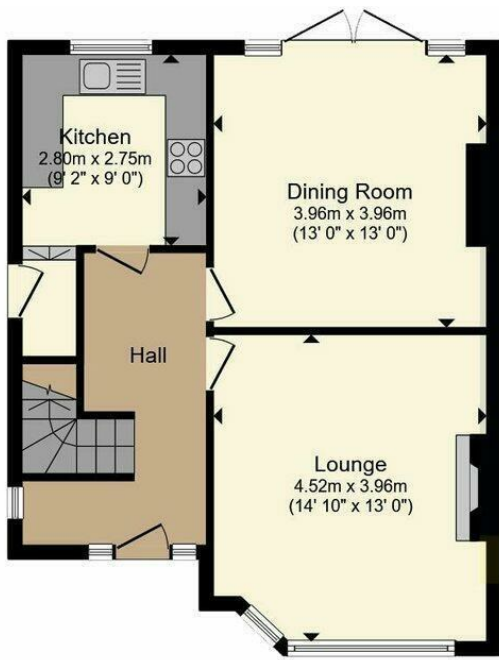
To arrange a viewing contact us  
today on 01268 777400



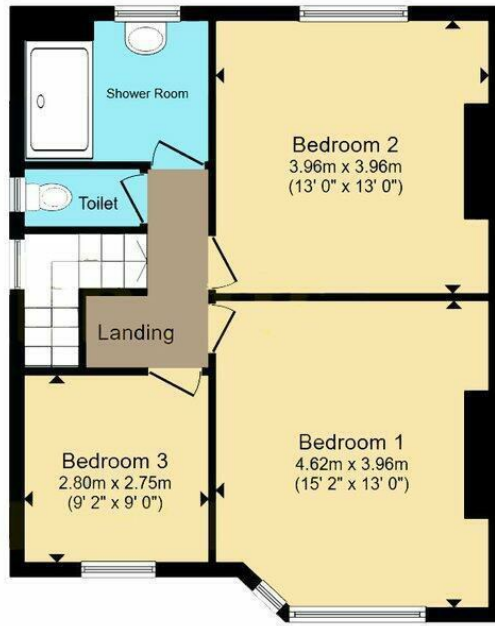
## Woodgrange Drive, Southend-On-Sea £500,000

A charming three-bedroom, semi-detached Art Deco family home, superbly positioned in this highly sought-after residential location within the Greenways School catchment and just a short walk from Thorpe Bay train station and Broadway's popular shops and eateries. Beautifully presented and thoughtfully improved throughout, the property features two spacious reception rooms, a modern fitted kitchen and contemporary shower room, along with excellent off-street parking for several vehicles. To the rear, an established garden is complemented by a large garden room/workshop, while the home also offers exciting potential to extend (STPP), making it an ideal long-term family purchase.

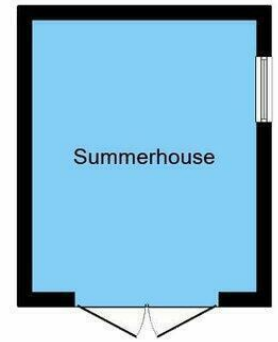




Ground Floor



First Floor

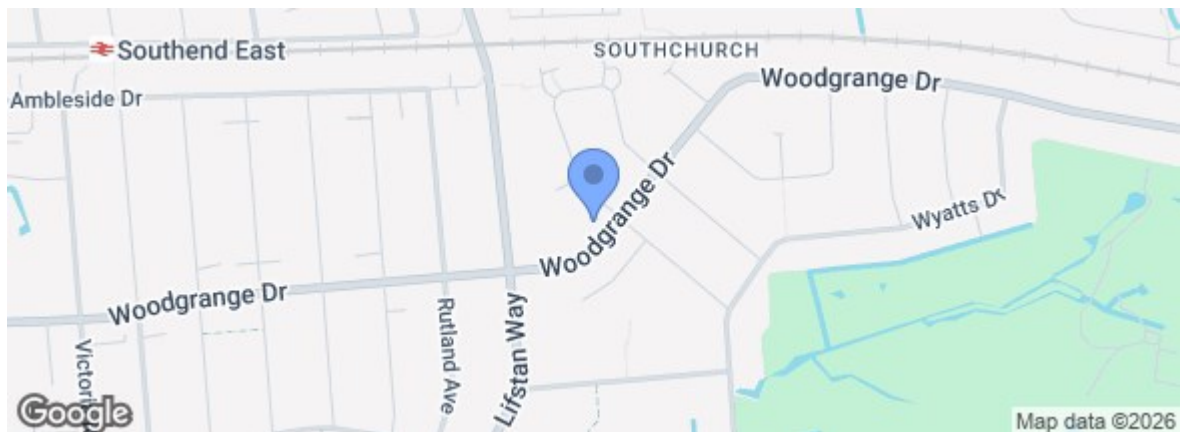


Outbuilding

Total floor area 123.4 sq.m. (1,328 sq.ft.) approx

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)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



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