

Four Bedroom, Semi Detached House For Sale - **£450,000**

Ambleside Drive, Southend-On-Sea SS1 2UW



KEY FEATURES

- **Four Bedroom, Semi Detached House!**
- **Bright Lounge Space**
- **Modern Kitchen Diner**
- **Additional Utility Area and Office**
- **Gas Central Heating**
- **Double Glazing**
- **Off Street Parking**
- **Generous Garden Space**
- **Minutes from Popular Transport Routes, Parks and Shops**
- **Within a Highly Sought After School Catchment Area**

Description

Four Bedroom, Semi Detached Home! Belle Vue are excited to welcome this well-loved home to the sales market. Enjoying a sizable plot, this property is situated within the highly sought after Southchurch Village, within walking distance of sought after shops, parks and popular transport routes such as Southend East Train Station, all whilst enjoying the benefits of a highly desired school catchment zone. The ground floor offers a bright lounge, a modern kitchen diner, utility room and additional office space, with the first floor providing four bedrooms and a three piece family bathroom, all made complete with off street parking and a sizable rear garden! Boasting a modern feel throughout, with plentiful space for quality family time together, this home ticks all the boxes and is sure to impress. Early viewings are advised!

Accommodation

Entrance Hallway

Accessed from the uPVC front door, you are welcomed into the entrance hallway. Boasting a spacious feel, this area is finished with carpet flooring and painted walls, whilst benefiting from a fitted radiator, a built in storage cupboard and a coved ceiling. From here, there are further doors leading to the lounge, kitchen and utility area, with a rising staircase leading to the first floor.

Lounge 15' 5" x 11' 6" (4.70m x 3.50m)

Accessed from the entrance hallway, there is a family lounge. With carpet flooring and painted walls, this space allows plentiful room for quality family time together, all whilst benefiting from a double glazed window towards the front elevation and a fitted radiator.

Kitchen Diner 13' 7" x 11' 3" (4.14m x 3.43m)

Accessed from the entrance hallway, you are welcomed into the kitchen diner. Envious for its modern, sleek design, this space is comprised of low level units that house amenities such as an integrated, raised oven, an integrated hob and stainless steel, dual basin sink with dryer unit. Complete with tiled flooring and tiled walls, this space benefits from a fitted radiator, whilst enjoying scenic views of the garden from the double glazed french doors towards the rear elevation.

Utility Room 4' 1" x 7' 7" (1.24m x 2.31m)

Accessed from the entrance hallway, there is a utility room. With tiled flooring and recessed spot lighting, this space consists of worktop space that provides plumbing access. From here, there is a further doorway leading into the office space.

Office 4' 11" x 7' 0" (1.50m x 2.13m)

From the utility area, there is an open doorway leading into the office space. Currently fashioned as a playroom, this space is versatile in nature, allowing it to be used in any way that you need. Complete with carpet flooring and painted walls, this space benefits from a double glazed, obscured window towards the rear elevation.

First Floor Landing

From the rising staircase, you are welcomed onto the first floor landing, with carpet flooring and painted walls, there are further doors leading to all four bedrooms, and the three piece bathroom.

Bedroom One 13' 3" x 12' 4" (4.04m x 3.76m)

Accessed from the first floor landing, there is the master bedroom. With carpet flooring and painted walls, this space benefits from a fitted radiator as well as a double glazed, bay window towards the front elevation of the property.

Bedroom Two 9' 8" x 10' 9" (2.94m x 3.27m)

Accessed from the first floor landing, there is the secondary bedroom. With carpet flooring and painted walls, this space benefits from a vibrant feature wall as well as a fitted radiator and a double glazed window towards the rear elevation of the property.

Bedroom Three 8' 4" x 6' 11" (2.54m x 2.11m)

Accessed from the first floor landing

Bathroom 7' 1" x 8' 5" (2.16m x 2.56m)

Accessed via the first floor landing, there is a three piece bathroom. Comprised of a low level W/C, wall mounted hand wash basin, paneled bath, wall mounted shower and shower screen, this space boasts a modern feel, made complete with tiled walls, tiled flooring, a double glazed, obscured window towards the rear elevation and fitted, heated towel rails. Additional benefits include a wall mounted storage unit.

Rear Garden 52' 10" x 24' 6" (16.09m x 7.46m)

Accessed from the kitchen, there is a generously sized rear garden. With a flagstone patio to allow for outdoor seating, this low-maintenance garden is made easy with artificial grass, whilst benefiting from decorative flower beds to the borders.

Off Street Parking

This property allows off street parking via a paved driveway.







Floorplan



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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EPC Graph & Additional Information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Tax Band for this property is: **D**
 EPC rating for this property is: **D**
 Tenure of the property is: **Freehold**



Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.