

Ist Call

SALES AND LETTINGS



Woodgrange Drive, Southend On Sea, SS1 2XP

Guide Price £475,000 - Freehold

**** GUIDE PRICE £475,000 - £500,000 **** Offering a wealth of charm and character, we are delighted to present this attractive three-bedroom semi-detached family home, ideally situated in a sought-after location within walking distance of Southchurch Park, Greenways Primary School and Southend East Railway Station. Beautifully combining period features with practical family living, the ground floor accommodation comprises a welcoming lounge, separate dining room and a fitted kitchen. Upstairs, the property offers three well-proportioned bedrooms together with a spacious family bathroom.

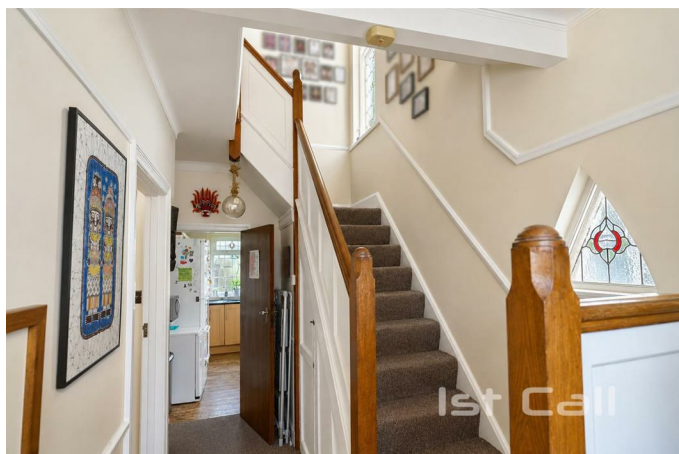
Externally, the home benefits from an approximately 65' rear garden, providing an excellent space for outdoor entertaining and family enjoyment. To the front there is block-paved off-street parking, while a garage to the rear offers additional parking, storage or workshop space. Conveniently located close to excellent local amenities, schools, parks and transport links, this delightful home is sure to appeal to a wide range of buyers. An internal viewing is highly recommended to fully appreciate the charm, character and generous accommodation on offer.

Accommodation Comprising



Double glazed door leading to enclosed storm porch with further panelled oak front door with stained glass lead light section leading to...

Entrance Hall

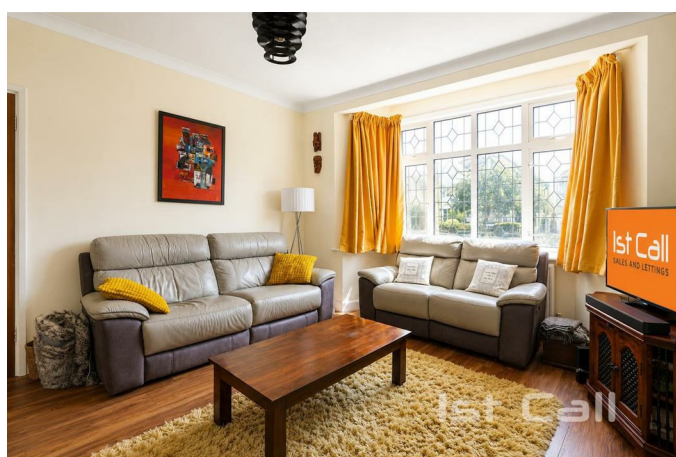


Turning staircase to first floor with cupboard below, radiator, dado and picture rails, original coloured lead lite window to side, doors off to...

Lounge 14'8" x 13'4" (4.47m x 4.06m)



Double glazed leaded light bay window to front, feature cast iron fireplace with timber surround and slate hearth, radiator, laminate wood flooring, coved ceiling...



Dining Room 15'7" x 11'4" (4.75m x 3.45m)



Double glazed windows and french doors to rear garden, feature fireplace with inset log burning stove, timber mantle and slate hearth, radiator, original stripped and varnished wooden floor, coved ceiling...

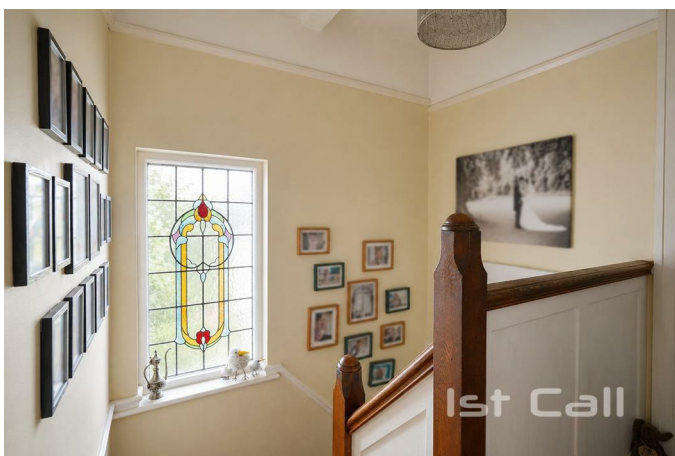


Kitchen 11'7 x 8' (3.53m x 2.44m)



Range of modern base units with complementing rolled edged working surface, inset stainless steel single drainer sink unit, space and plumbing for washing machine, matching range of wall mounted cabinets, space for fridge/freezer, large built in pantry cupboard, part tiled walls, radiator, double glazed window overlooking the rear garden, double glazed window and door to side...

First Floor Landing



Original coloured lead lite window to side, loft access, dado and picture rails, doors to...

Bedroom 1 14'9 x 12'2 (4.50m x 3.71m)



Double glazed leaded light oriel bay window to front, radiator, built in eaves storage cupboard, coved ceiling...



Bedroom 2 12'8 x 11'5 (3.86m x 3.48m)



Double glazed window to rear, radiator, coved ceiling...



Bedroom 3 9' x 7'7 (2.74m x 2.31m)



Double glazed corner window to front and side, radiator, coved ceiling...

Bathroom 8'8 x 8'2 (2.64m x 2.49m)



Fitted with a modern white suite comprising panelled shower bath with curved shower screen, mixer tap, pop up waste plus separately plumbed shower over, pedestal wash basin with mixer tap and pop up waste, low flush WC, fully tiled walls and flooring, radiator, inset ceiling spotlights double glazed windows to side and rear, cupboard housing combination gas fired central heating boiler..



Externally



Front Garden

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

Rear Garden approx 65;' in dedpth (approx 19.81m;' in dedpth)



Comprising paved patio area, remainder mostly laid to lawn with established shrub borders, further timber decked patio area. gate offering side access, door to...



Garage



Accessed via service road from Huntingdon Road, twin timber doors, offering potential to be used for a variety of purposes...



Important Information & Property Images

These sales particulars are provided in good faith and are intended as a general guide only. Whilst every effort has been made to ensure the accuracy of the information, they do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Buyers should satisfy themselves, by inspection or otherwise, as to the accuracy of all information

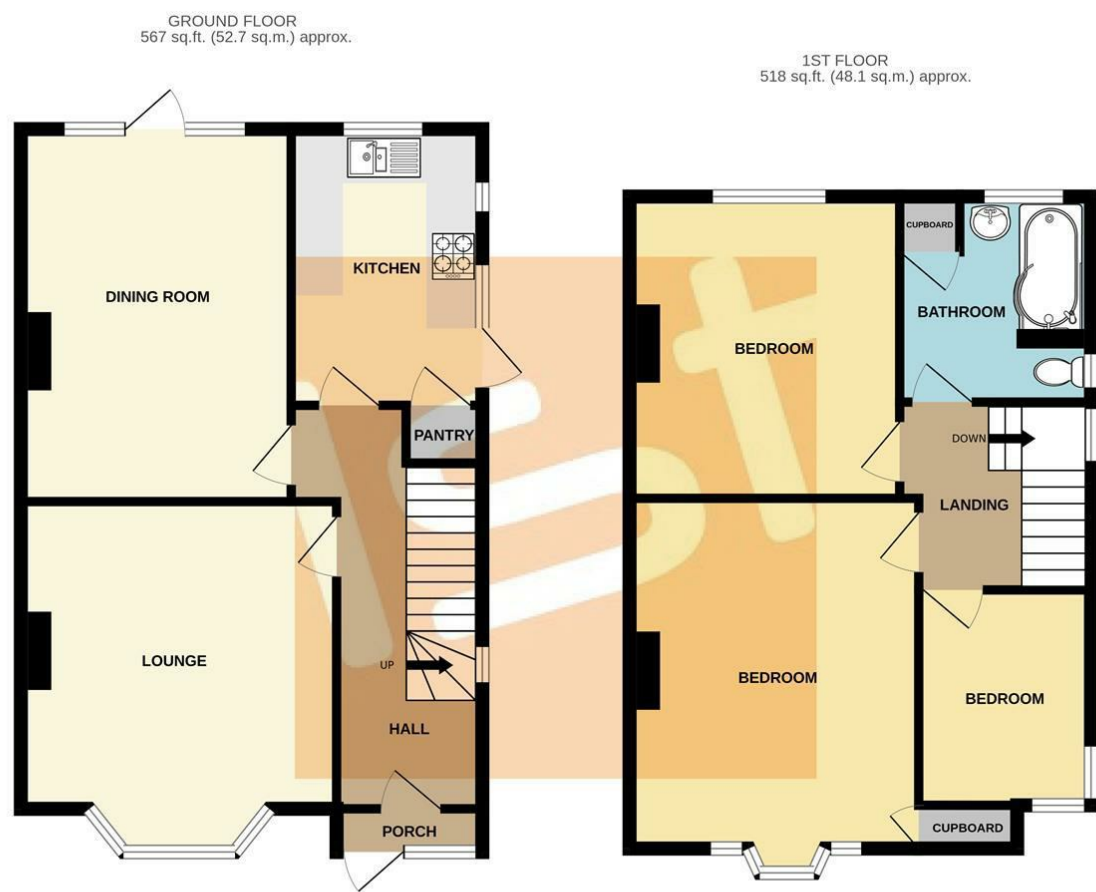
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No structural alterations, changes to room dimensions, permanent fixtures, layout or material features of the property are created or intentionally misrepresented. Where images have been digitally enhanced, they are intended solely to present the property in a clear and realistic manner and not to mislead prospective purchasers.

Prospective buyers are encouraged to inspect the property personally to satisfy themselves as to its condition, layout and suitability.

Floor Plan



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 sq.m.) approx.

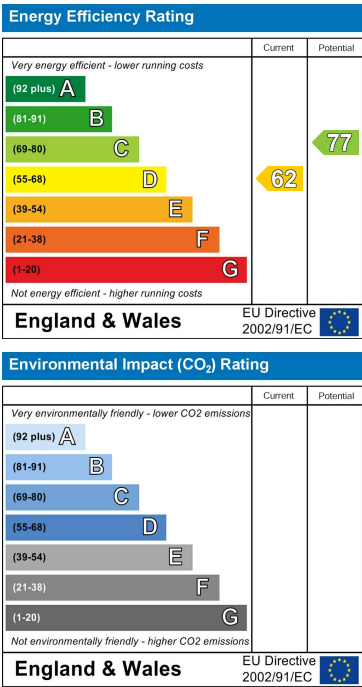
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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