



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Ambleside Drive, Southend-On-Sea



Morgan Brookes believe - *This fabulous five bedroom home would be the perfect purchase for a large or growing family. Offering all the space & storage you could need with ample off street parking, a low maintenance garden & great location close to local shops & easy access for transport links.*

Our Sellers love - *Their low maintenance garden which has been perfect for entertaining with family & being positioned within walking distance to Southchurch Village, utilizing its fantastic restaurants & bars.*

Key Features

- Bright Semi-Detached House.
- Five Bedrooms.
- Large Living & Dining Area.
- Two Modern Bathrooms.
- Low Maintenance Garden.
- Ample Off-Street Parking.
- No Onward Chain.
- Short Walk to Southend East Station & Southchurch Village.

**Guide Price £450,000 -
£475,000**

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Ambleside Drive, Southend-On-Sea

Entrance

Double glazed composite door leading to:

Porch

Tiled flooring, door leading to:

Hall

20' 7" x 5' 7" (6.27m x 1.70m)

Stairs leading to first floor accommodation, radiator, under stairs storage area, coving to smooth ceiling, carpet flooring, door leading to:

Living Room

26' 6" x 11' 6" (8.07m x 3.50m)

Double glazed bay window to front aspect, double glazed window to rear aspect, feature fireplace, two radiators, coving to smooth ceiling, carpet flooring.

Dining Room

13' 3" x 12' 3" (4.04m x 3.73m)

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

Kitchen

11' 8" x 11' 7" (3.55m x 3.53m)

Double glazed window to rear aspect, fitted with a range of base and wall units, roll top work surfaces incorporating stainless steel sink and drainer, space and plumbing for appliances, tiled flooring, door leading to garden.

First Floor Landing

Stairs leading to second floor accommodation, doors to:

Master Bedroom

14' 11" x 11' 5" (4.54m x 3.48m)

Double glazed bay window to front aspect, free standing bath, radiator, coving to smooth ceiling, carpet flooring.

Second Bedroom

11' 8" x 10' 11" (3.55m x 3.32m)

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

Third Bedroom

11' 5" x 11' 2" (3.48m x 3.40m)

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

Fourth Bedroom

8' 7" x 6' 10" (2.61m x 2.08m)

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

Bathroom

6' 0" x 5' 6" (1.83m x 1.68m)

Obscure double glazed window to side aspect, shower cubicle with raised shower system, vanity hand basin, low level WC, stainless steel heated towel rail, tiled walls, smooth ceiling incorporating downlights, tiled flooring.

Fifth Bedroom

16' 7" x 9' 7" (5.05m x 2.92m)

Double glazed window to rear aspect, two Velux windows to front aspect, boarded eaves storage with internal lighting, smooth ceiling incorporating downlights, wood effect flooring, door leading to:

En-suite

8' 6" x 4' 9" (2.59m x 1.45m)

Double glazed window to rear aspect, double shower cubicle with raised shower system, vanity hand basin, low level WC, heated towel rail, part tiled walls, smooth ceiling incorporating downlights, wood effect flooring.

Garden

Paved seating area immediately from property, Artificial lawn area, shed to remain, gated side access.

Front Of Property

Block paved driveway, off street parking for up to three vehicles, side access gate.



Local Authority Information
Southend-on-Sea City Council
Council Tax Band: C

01268 755626

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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.