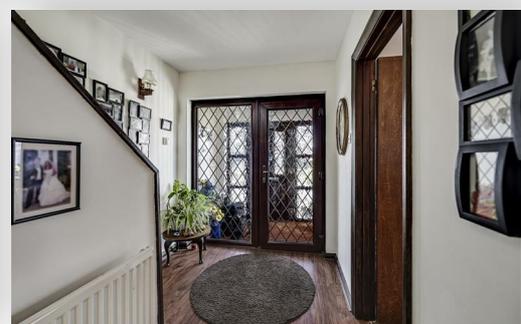
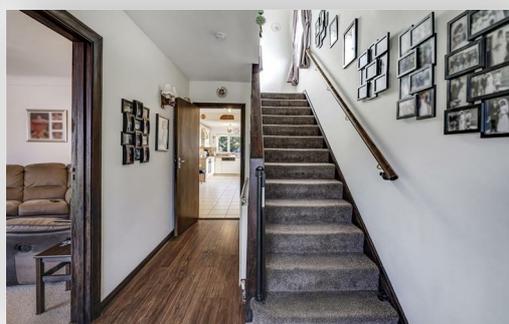


To arrange a viewing contact us
today on 01268 777400



Wansfell Gardens, Southend-On-Sea Guide price £725,000

*** GUIDE PRICE £725,000 - £750,000 ***

Situated in a highly sought-after residential area within the Bournes Green School catchment, this attractive four-bedroom detached Goldsmith home offers the perfect blend of family comfort and coastal convenience. The beach, Broadway shops and the mainline railway station are all close by, making this an ideal location for everyday living.

Inside, the property has been lovingly maintained and enjoys a warm, welcoming atmosphere throughout. The bright front lounge features a charming brick fireplace, creating a cosy space to unwind. To the rear, a second reception room with French doors opens onto the garden, ideal for family dining, entertaining or simply enjoying the outlook.

The spacious kitchen/breakfast room forms the heart of the home, with ample storage, generous work surfaces and space for informal meals. A versatile additional room provides excellent flexibility as a playroom, utility area or hobby space, complemented by a shower and cloakroom.

Upstairs are four well-proportioned bedrooms, perfect for growing families, guests or working from home, along with a modern family bathroom.

Outside, the secluded rear garden is a real highlight - private, mature and mainly laid to lawn with generous patio areas for outdoor dining and summer relaxation.

A driveway provides ample off-road parking alongside a single garage for further storage. A wonderful family home in a superb location - viewing is highly recommended. *** GUIDE PRICE £750,000 - £775,000 ***

www.aspireestateagents.co.uk

Entrance Porch

Entrance Hall

13'5" x 6'11" (4.11 x 2.13)

Lounge

15'1" x 13'1" (4.62 x 4.01)

Sitting Room / Dining Room

10'11" x 10'11" (3.35 x 3.35)

Kitchen

20'11" x 10'11" (6.40 x 3.35)

Utility Room / Play Room

8'11" x 7'8" (2.74 x 2.36)

Cloakroom

Bedroom One

13'0" x 12'0" (3.96m x 3.66m)

Bedroom Two

12'2" x 10'7" (3.73 x 3.25)

Bedroom Three

10'0" x 9'6" (3.05 x 2.92)

Bedroom Four

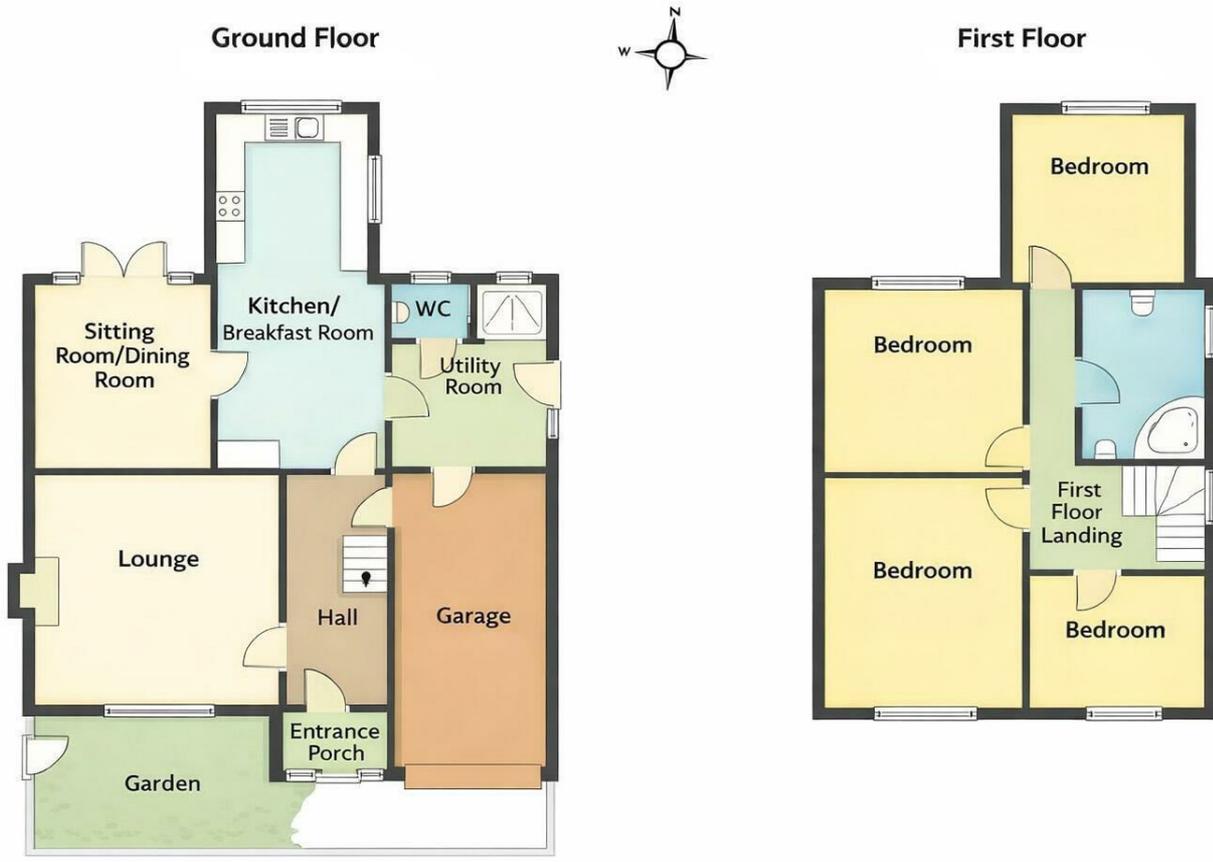
10'0" x 8'11" (3.05 x 2.74)

Bathroom

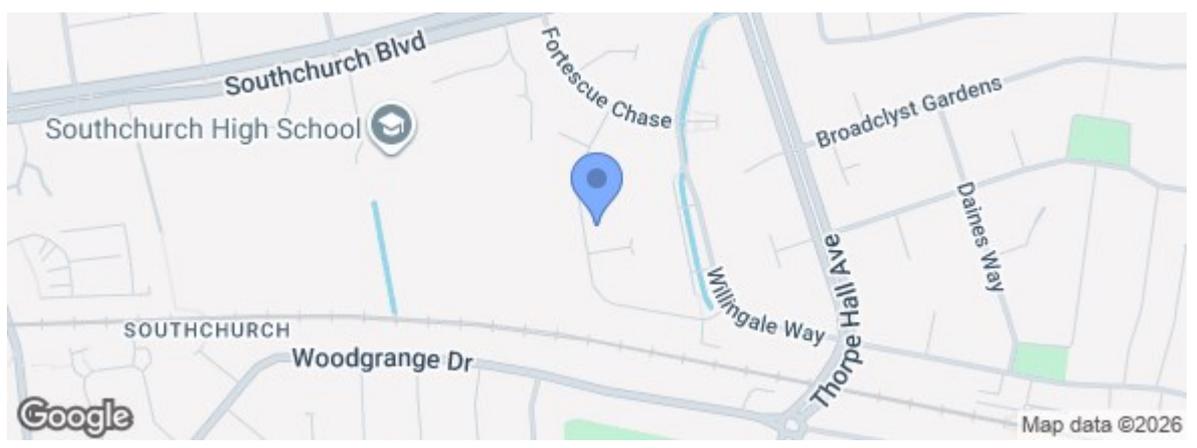
Rear Garden

Garage

18'6" x 8'11" (5.64 x 2.74)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D		62	70
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.