



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



North Crescent, Southend-On-Sea



Morgan Brookes believe - Being conveniently located to local amenities, the A127 & Southend City Airport as well as being in the catchment areas of The Prince Avenue Academy & The Eastwood Academy this is the perfect family home having been extended to the rear offering a large open plan kitchen / living space with bi folding doors opening onto the large rear garden.

Our Sellers love - That it makes family life incredibly easy as you can be with the kids wherever you are in the house. The road is so quiet and friendly - backing onto the country park gives complete peace, with beautiful birdsong.

Key Features

- Guide Price £400,000 - £425,000.
- Huge Rear Extension.
- Beautiful Rear Garden With Park Views.
- 3 Bedrooms.
- 2 Reception Rooms.
- Kitchen Including Appliances.
- Easy Access To A127 & Airport.
- Close To Local Amenities.
- Call Morgan Brookes Today!

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£425,000**

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morganbrookes.co.uk

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Entrance

Obscure double glazed paneled door to:

Hallway

12' 1" x 4' 9" nt 2'10" (3.68m x 1.45m nt 0.86m)

Meter box, radiator, smooth ceiling, doors to:

Reception Room

19' 7" x 10' 3" (5.96m x 3.12m)

Double glazed window to side aspect, stairs leading to first floor, understairs storage area, radiator, carpet flooring, smooth ceiling with inset downlights, opens to:

Kitchen

18' 4" x 8' 6" (5.58m x 2.59m)

Double glazed Velux window, fitted with a range of base & wall mounted units, roll top work surfaces, complimentary splash back tiling, Range cooker, integrated dishwasher & fridge/freezer, breakfast bar, extractor fan, tiled flooring, smooth ceiling incorporating downlights, opens to:

Living Space

18' 7" x 18' 6" (5.66m x 5.63m)

Double glazed paneled door & double glazed window to side aspect, double glazed Bi folding doors to rear garden, two radiators, smooth ceiling incorporating downlights, carpet flooring.

Bedroom 3

6' 5" x 6' 2" (1.95m x 1.88m)

Frosted double glazed window to front & side aspects, radiator, smooth ceiling, carpet flooring.

Bedroom 2

14' 3" x 8' 8" (4.34m x 2.64m)

Frosted double glazed bay window to front aspect, radiator, fitted bedroom furniture, smooth ceiling, carpet flooring.

Bathroom

Obscure double glazed window to side aspect, paneled bath with shower over & glass screen, vanity hand basin, low level WC, complimentary tiling to walls, extractor fan.

Loft Room

13' 9" x 9' 10" (4.19m x 2.99m)

Double glazed window to rear aspect, double glazed Velux window to front aspect, radiator, eaves storage space, smooth ceiling, carpet flooring, door to:

WC

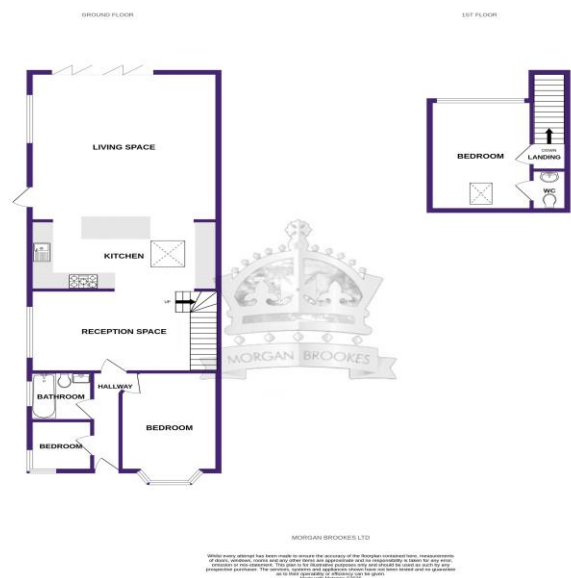
Low level WC & hand basin.

Rear Garden

Decked seating area directly from property, mainly laid to lawn with various trees, flower & shrubs, gated side access.

Front Of Property

Block paved driveway offering off street parking.



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

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

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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.