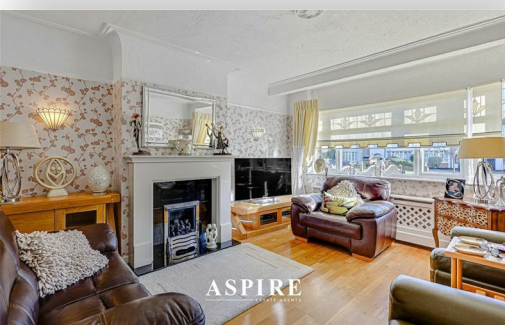


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Woodgrange Drive, Southend-On-Sea Guide price £475,000

*** GUIDE PRICE £475,000 to £500,000 ***

Beautifully presented and thoughtfully improved throughout, the property boasts a welcoming entrance hall with original stained glass features, leading through to two spacious and elegant reception rooms, both benefitting from high ceilings, feature fireplaces and bay or garden-facing aspects.

The modern fitted kitchen offers a contemporary range of units with integrated appliances and direct access to the rear garden, making it both practical and stylish for everyday living.

To the first floor, there are three well-proportioned bedrooms, two of which benefit from fitted wardrobes, alongside a sleek and modern shower room and separate WC, finished to a high standard.

Externally, the property continues to impress with a large block paved driveway to the front, providing ample off-street parking. To the rear, a beautifully established garden offers a perfect space for families and entertaining, featuring a patio area, mature planting, and a substantial garden room/workshop.

Further benefits include exciting potential to extend (STPP), making this an ideal long-term family home in a prime location.

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Driveway

To the front, a large block paved driveway provides off-street parking for multiple vehicles, with raised beds and side access to the rear.

Entrance Hall

Accessed via a composite front door with obscure glazed panels, the entrance hall is bright and welcoming, enhanced by original stained glass windows to the side. Doors lead to all ground floor rooms, with stairs rising to the first floor. Features include engineered oak flooring, a radiator with decorative cover, a useful storage cupboard housing utilities, high skirting boards, a dado rail, and ornate coving with a ceiling rose.

Lounge

A spacious and elegant front-facing reception room featuring a large bay window allowing for plenty of natural light. The room benefits from a feature fireplace with stone surround and inset gas fire, engineered oak flooring, high skirting, picture rail detailing, and decorative coving with a ceiling rose.

Kitchen

Fitted with a modern range of high gloss wall and base units, complemented by ample worktop space. The kitchen includes an inset sink, ceramic hob with extractor above, integrated oven, dishwasher, and under-counter fridge, along with space for a washing machine. There is a side access door, window overlooking the garden, tiled flooring, part tiled walls, and a cupboard housing the boiler.

Dining Room

A second generous reception room overlooking the rear garden, with French doors opening directly onto the patio and full-height windows to either side. Additional features include fitted wooden shutters, a feature wall-mounted gas fire with stone surround, engineered oak flooring, and classic coving.

Bedroom One

A well-proportioned principal bedroom to the front, featuring a bay window and a comprehensive range of fitted wardrobes with integrated lighting. Finished with high skirting, a radiator with cover, and a ceiling rose.

Bedroom Two

A spacious double bedroom overlooking the rear garden, benefiting from fitted wardrobes, high skirting, and decorative coving.

Bedroom Three

A good-sized third bedroom positioned to the front, with a large window, high skirting, and coving to ceiling.

Shower Room

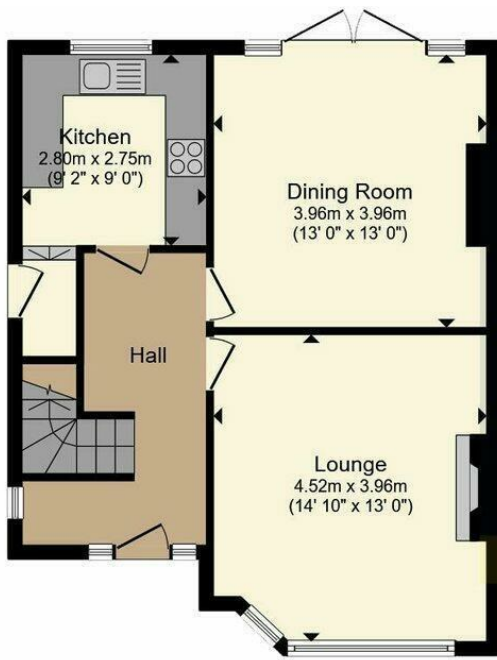
A modern and stylish shower room comprising a vanity wash basin with storage, and a large walk-in style shower with glass screen, rainfall showerhead and additional handheld attachment. Fully tiled walls, vinyl flooring, chrome heated towel rail, and recessed lighting complete the space.

Separate W/C

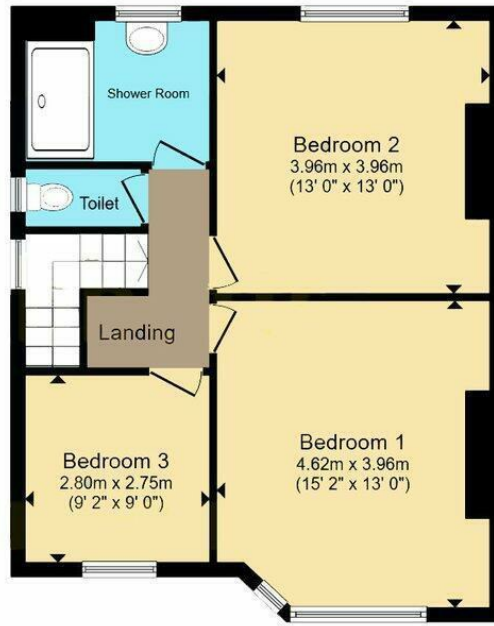
Fitted with a low-level WC, with tiled walls and flooring, radiator, and an obscure window to the side.

Garden

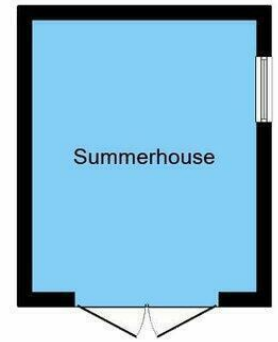
A beautifully maintained and established rear garden, mainly laid to lawn with a generous Indian sandstone patio area ideal for entertaining. Mature planted borders provide privacy and colour, with an additional raised patio area to the rear. A substantial timber-built workshop/summer house offers versatile use, with double doors and side window, along with rear access.



Ground Floor



First Floor

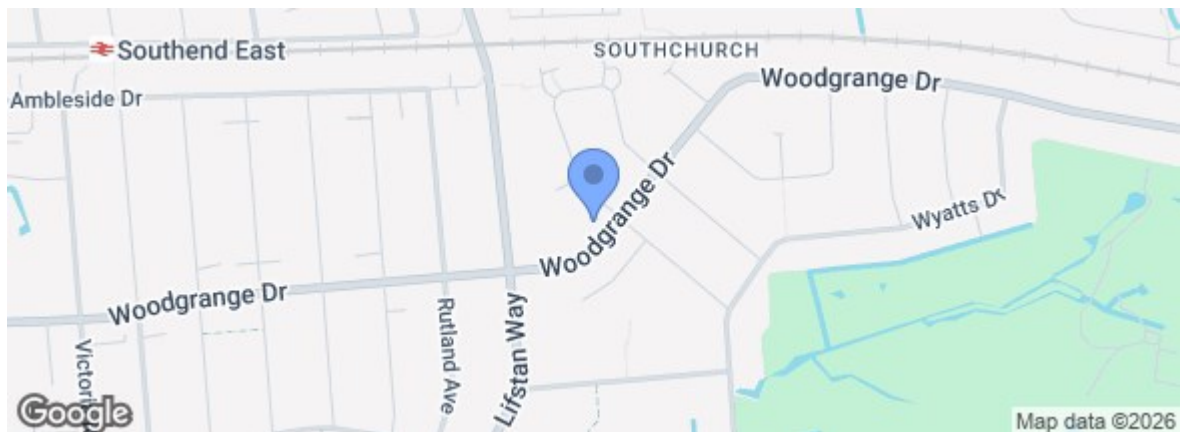


Outbuilding

Total floor area 123.4 sq.m. (1,328 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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			



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