



\*GUIDE PRICE £400,000 - £425,000\*  
No Onward Chain \* A well-proportioned semi-detached family home offering spacious living accommodation, a conservatory and a west facing garden. Situated in a popular location, the property combines practical family living with excellent access to local schools, transport links and amenities.

- Semi-Detached Family Home with No Onward Chain
- Spacious Dining Room
- Three Comfortably Sized Bedrooms
- West Facing Rear Garden
- Off-Street Parking For Up To Three Vehicles
- Bay Fronted Lounge with Feature Fireplace
- Bright and Airy Conservatory
- Two Piece Bathroom and Separate WC
- External Garage/Brick-Built Workshop
- Double Glazing and Gas Central Heating

## Manners Way

Southend-on-Sea

**£400,000**

Price Guide



# Manners Way



This attractive home opens via a porch into an entrance hall with stairs leading to the first floor. The ground floor features a bay fronted lounge with a feature fireplace, a spacious dining room with an open archway into the kitchen, and French doors leading into a bright and airy conservatory. There is also an understair WC for convenience. Upstairs, the landing provides access to two double bedrooms (one with a bay window and one with built-in wardrobes), a single bedroom, a two-piece bathroom and a separate WC. Externally, the property benefits from a west facing rear garden, an external garage/brick-built workshop, and off-street parking for up to three vehicles. The home is further enhanced with new carpets in the entrance hall, landing and conservatory, double glazing and gas central heating.

Located on Manners Way in Southend-on-Sea, the property is within catchment of Prince Avenue Academy and Nursery and The Eastwood Academy, with excellent grammar schools also nearby. The location offers easy access to the A127, local bus links, London Southend Airport for flights and rail connections, Southend University Hospital, parks and a popular retail park.

## Three Bedroom Semi-Detached House

### Porch

### Entrance Hall

11'7">6'4" x 10'1">6'1"

### Lounge

13'5" x 12'9"

### Dining Room

12'3" x 11'4"

### Kitchen

10'8" x 7'8"

### Conservatory

11'0" x 9'3"

### Ground Floor WC

7'5">2'9" x 6'0">2'9"

### Landing

### Bedroom One

13'8" x 12'10"

### Bedroom Two

11'11" x 10'10"

### Bedroom Three

10'1" x 7'9"

### Two Piece Bathroom

7'4" x 5'9"

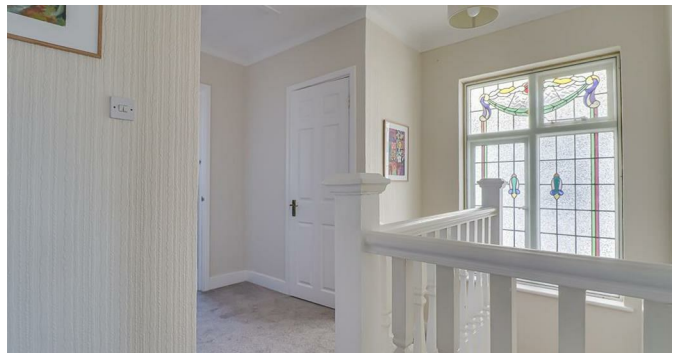
### WC

5'0" x 2'9"

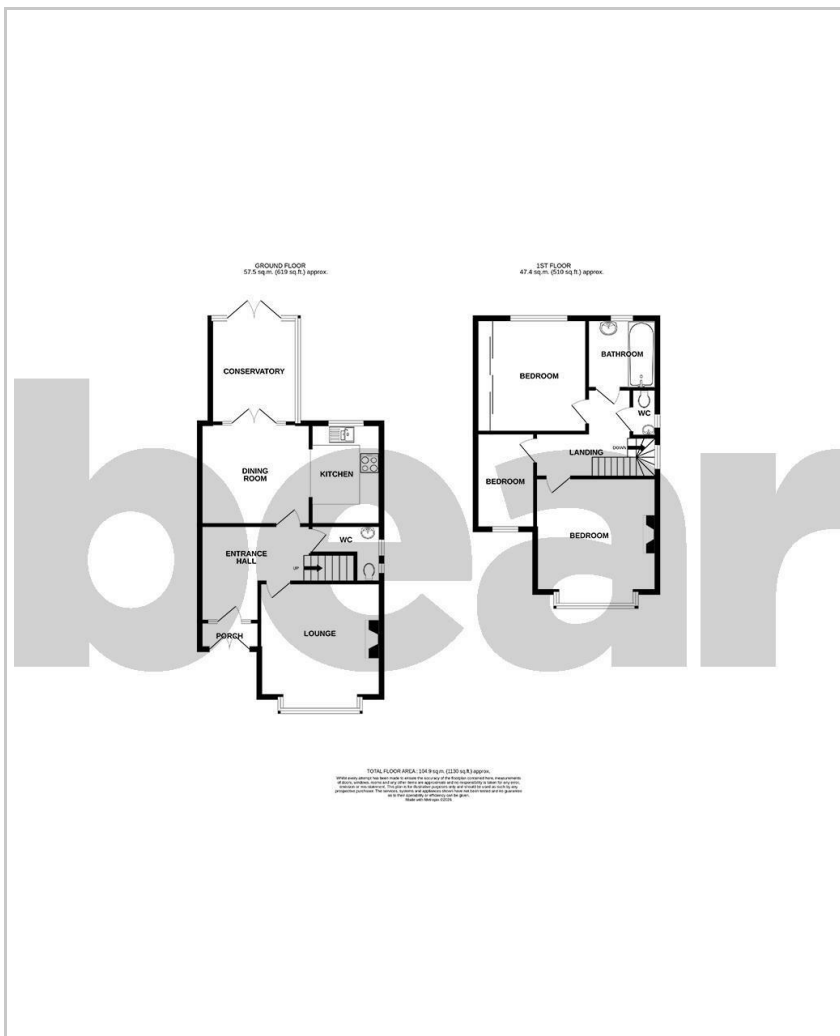
### West Facing Garden

### Garage/Outbuilding

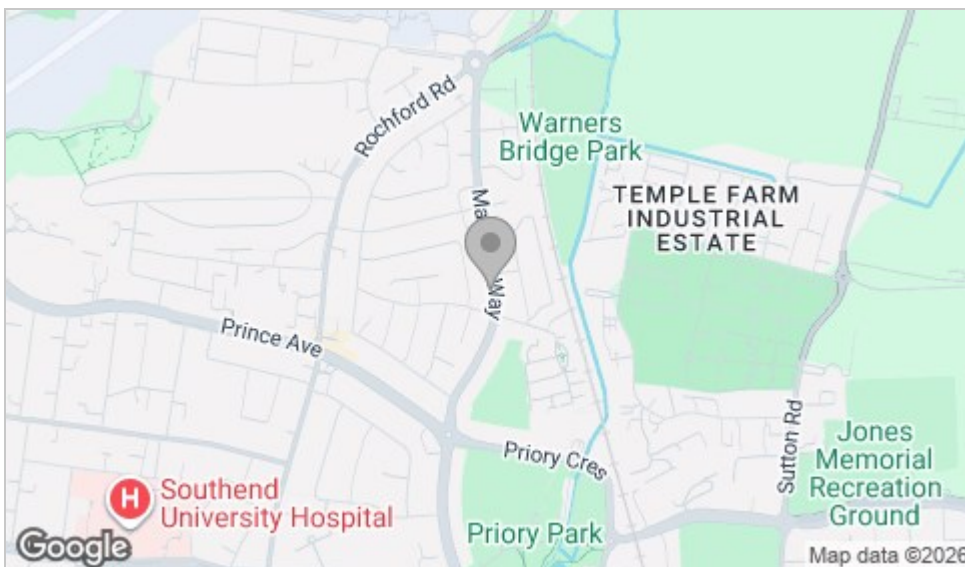
### Off-Street Parking



## Floor Plan



## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

