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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Manners Way, Southend-on-Sea, SS2 6QW



Guide Price:
£375,000 - £400,000

Situated in a central location within close distance to local shops as well as Southend High for Boys Secondary School and other senior schools, is this character three bedroom bay fronted semi detached family home with rear garden measuring approx 55ft and own driveway providing off street parking.
Viewing advised. Our Ref: 19427.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Entrance under **STORM PORCH** via recently fitted composite glazed entrance door to entrance hall.

ENTRANCE HALL

Feature stained glass window to front and side aspects. Stairs to first floor accommodation. Full height storage cupboard. Radiator. Wood effect flooring.



LOUNGE 14' 10" x 12' (4.52m x 3.66m)

Double glazed bay window to front aspect. Feature fireplace with inset log burner. Radiators. Plastered ceiling.



KITCHEN/FAMILY ROOM 18' 8" x 12' 11" (5.69m x 3.94m)

Double glazed windows to rear aspect. Double glazed uPVC French doors providing access to rear garden. A comprehensive range of recently fitted modern high gloss base and eye level units incorporating work surface with one and a half inset sink drainer unit. Feature tiled splash back. Eye level electric oven with integrated microwave and electric hob. Built in extraction. Integrated appliances. Space for freestanding American style fridge freezer. Radiator. Plastered ceiling with inset LED spotlighting. Wood effect flooring.



FIRST FLOOR LANDING

Large feature stained glass window to side aspect. Access to loft.



BEDROOM ONE 14' 2" x 11' 7" (4.32m x 3.53m)

Double glazed window to front aspect. Fitted wardrobes with double opening doors to one wall. Radiator. Textured ceiling.



BEDROOM TWO 12' 11" x 11' 7" (3.94m x 3.53m)

Double glazed window to rear aspect. Radiator. Plastered ceiling.



BEDROOM THREE 11' 2" x 7' (3.4m x 2.13m)

Double glazed window to front aspect. Radiator. Textured ceiling.



FAMILY BATHROOM (COMPLETED FEBRUARY 2024)

Obscure double glazed window to rear aspect. A two piece suite comprising panelled bath with full height glass shower screen and shower over, inset wash hand basin with chrome mixer tap and vanity storage below. Custom fitted storage cupboard. Chrome heated towel radiator. Part tiled walls. Tile effect flooring.



SEPARATE WC

Obscure double glazed window to side aspect. Back to wall wc. Part tiled walls. Tile effect flooring.



EXTERIOR.

The **REAR GARDEN** measures approximately 55ft (16.76m) commences with patio area leading to garden. Laid to lawn. **PATIO** to rear of garden. Door to **DETACHED GARAGE**. Gate providing access to front.



The **FRONT** has own block paved driveway providing off street parking with shared access to side.



TOTAL FLOOR AREA: 1198 sq. ft. (110.7 sq. m) approx.
While every attempt has been made to make the accuracy of the figures contained here, measurements of rooms, areas, yards and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any photographic evidence. The views, subjects and descriptions given here are intended only as guides, and do not constitute an offer of any property.
Sales and Marketing: 15204

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