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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Eastwoodbury Lane, Southend-on-Sea, SS2 6XE



Guide Price:  
£350,000 - £375,000

An extended two double bedroom character bay fronted semi detached house with a rear garden measuring in excess of 100ft with a large workshop and off street parking. With a recently fitted modern kitchen and bathroom, open plan accommodation to the ground floor with separate lounge and dining. Within walking distance to local shops and schools and a short walk to Southend Airport. Viewing advised. Our Ref: 16622.

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

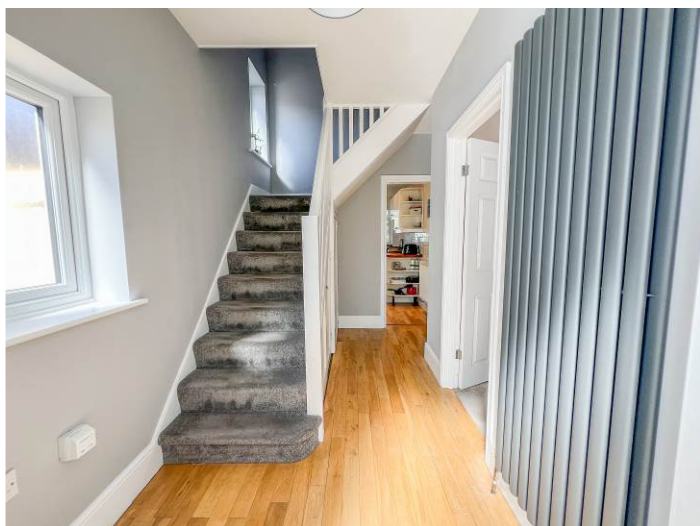
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Entrance via uPVC glazed double glazed double entrance door to entrance hall.

#### ENTRANCE HALL

Double glazed window to side aspect. Stairs to first floor accommodation with under stairs storage cupboard. Contemporary vertical radiator. Wood flooring.



#### DINING ROOM 12' 10" x 12' 4" (3.91m x 3.76m)

Double glazed bay window to front aspect. Contemporary vertical radiator. Plastered ceiling.



#### LOUNGE 11' 1" x 10' 9" (3.38m x 3.28m)

Contemporary vertical radiator. Plastered ceiling. Open plan through to breakfast room.



#### BREAKFAST ROOM 18' 7" x 9' 5" (5.66m x 2.87m)

Double glazed window to side aspect. Double glazed patio doors providing access to rear garden. Feature exposed brick wall. Door to kitchen. Wood effect flooring.



### KITCHEN 10' 3" x 7' 10" (3.12m x 2.39m)

Double glazed windows to side aspect. A range of base and eye level units incorporating solid block wood work surface with a one and a half inset sink drainer unit. Integrated electric oven with gas hob and stainless extractor chimney above. Space and plumbing for appliances. Tiled splash backs. Wood effect flooring. Plastered ceiling with inset spotlighting.



### FIRST FLOOR LANDING

Double glazed window to side aspect.

### BEDROOM ONE 18' 7" x 13' 5" (5.66m x 4.09m)

Three double glazed windows to rear aspect. Radiators. Plastered ceiling.

*Agents Note: This was previously two rooms and has been converted to create one large bedroom, but could easily be converted back to provide two bedrooms.*



### BEDROOM TWO 12' 4" x 10' 8" (3.76m x 3.25m)

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



### BATHROOM

Obscure double glazed window to side and front aspects. A luxury three piece suite comprising panelled bath with full height glass shower screen and thermostatic shower over, inset wash hand basin with mixer tap and high gloss vanity storage below and close coupled wc. Part tiled walls. Wood effect flooring. Plastered ceiling with inset LED spotlighting.



## EXTERIOR.

The **REAR GARDEN** measures more than 100ft (30.48m) commencing with patio area leading to garden with a sweeping shingled pathway leading to rear of garden. Lawn area with mature shrubs and trees. Greenhouses to remain.



## LARGE WORKSHOP 22' x 15' (6.71m x 4.57m)

Double glazed window. Metal security door. Fully clad. Recently re-felted roof. Concrete flooring. Plenty of built in storage. Power and lighting.

### Agents Note:

*This workshop lends itself to a business opportunity/work from home/YouTube studio/arts & crafts/small manufacturing room.*

Double opening gates providing access to front.



The **FRONT** has own driveway providing off street parking for two vehicles.

