

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Mayflower Close, Southend-on-Sea, SS2 6XP



£550,000

WILLIAMS and DONOVAN are pleased to offer for sale with NO ONWARD CHAIN, this spacious four bedroom link-detached house situated in a cul-de-sac location, conveniently within catchment for the OFSTED outstanding Eastwood Academy and easy reach of Southend University Hospital, Southend Airport and major routes via the A127. Whilst requiring some updating, the property has huge potential and benefits from having lounge measuring 19' 9"; kitchen measuring 16' 6"; conservatory; utility area; double garage with off street parking for several vehicles and a South backing rear garden measuring approx. 25'. EPC rating - TBC. Our ref: 15873

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Mayflower Close, Southend-on-Sea, SS2 6XP

Accommodation comprises:

Entrance via obscure uPVC leadlight door to:

HALLWAY

Obscure uPVC double glazed window to side aspect. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Doors to:

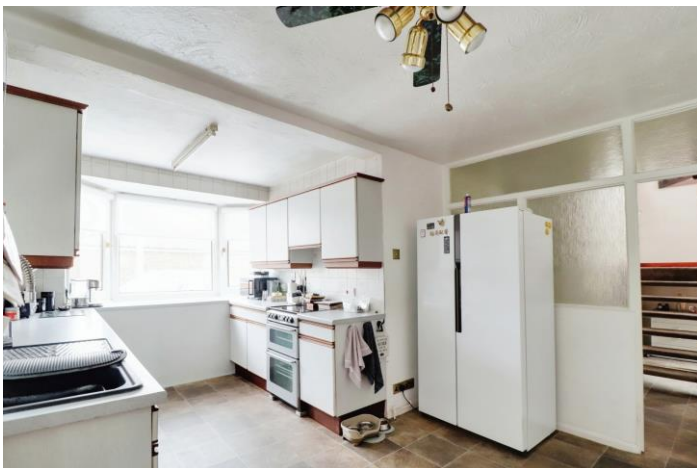


LOUNGE 19' 9" x 11' 9" (6.02m x 3.58m)

Coved ceiling. UPVC double glazed window to rear aspect. UPVC double glazed patio doors leading to CONSERVATORY. Radiator.

KITCHEN 16' 6" reducing to 9' 3" x 11' 7" (5.03m > 2.82m x 3.53m)

UPVC double glazed bay window to front aspect. Obscure uPVC double glazed door to side aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset sink with chrome mixer tap. Space for electric cooker. Space for dishwasher. Space for washing machine. Space for fridge. Radiator.



GROUND FLOOR CLOAKROOM 6' 5" x 2' 9" (1.96m x 0.84m)

Obscure double glazed window to front aspect. Two piece white suite comprising close coupled w/c and wall mounted hand wash basin with chrome mixer tap. Radiator.

CONSERVATORY 16' x 9' (4.88m x 2.74m)

UPVC double conservatory. Double glazed French style doors leading to REAR GARDEN. Laminate wood effect flooring.



FIRST FLOOR LANDING

Obscure uPVC double glazed window to front aspect. Obscure uPVC double glazed full height window to rear aspect. Loft access. Built in storage cupboard. Doors to:

BEDROOM ONE 11' 10" x 10' 9" (3.61m x 3.28m)

UPVC double glazed window to rear aspect. Built in mirrored wardrobes. Radiator.



BEDROOM TWO 11' 9" x 11' 9" approx. (3.58m x 3.58m)

UPVC double glazed bay window to front aspect. Two built in wardrobes. Radiator.



BEDROOM THREE 10' x 8' 7" (3.05m x 2.62m)
UPVC double glazed window to rear aspect. Built in wardrobes. Radiator. Laminate wood effect flooring.



BEDROOM FOUR 9' 6" x 7' 8" (2.9m x 2.34m)
UPVC double glazed window to front aspect. Radiator.

FAMILY BATHROOM 6' 8" x 6' (2.03m x 1.83m)
UPVC double glazed window to side aspect. Three piece suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap and shower cubicle. Chrome heated ladder style towel rail. Part tiled walls.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a block paved driveway providing off street parking for several vehicles and access to **DOUBLE GARAGE**. Gated side access.

The **REAR GARDEN** is South backing and measures approx. 25'. Commencing with concrete imprinted patio leading to lawn. Established flower beds and shrubs. Fencing to all boundaries.



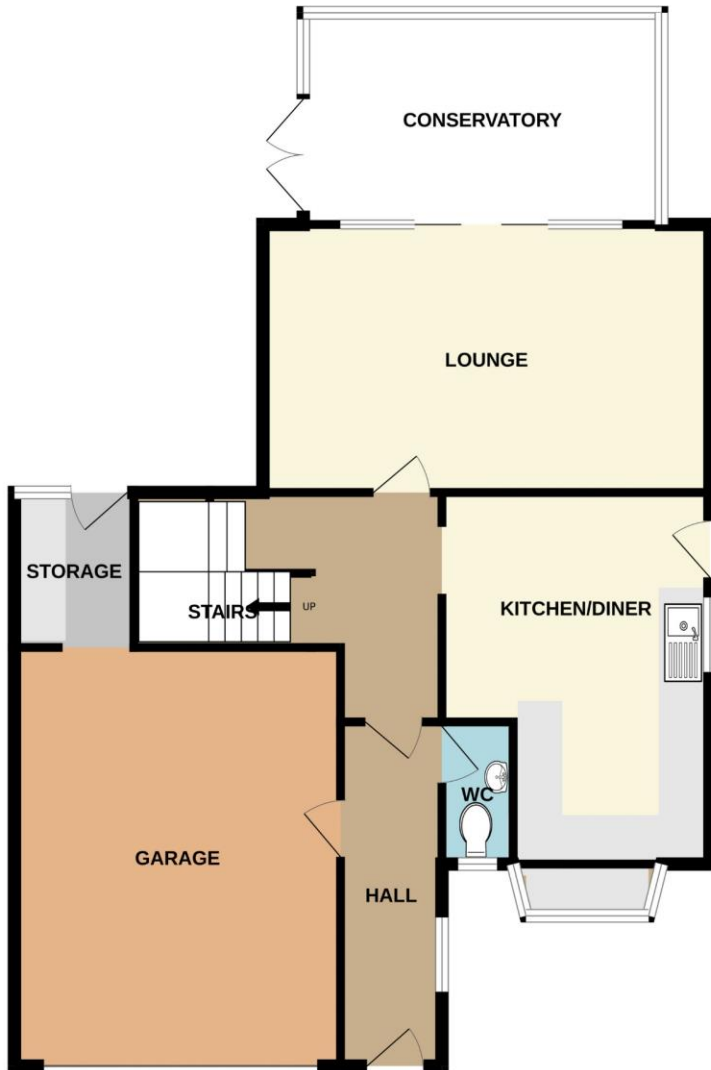
DOUBLE GARAGE 18' 5" x 14' 5" (5.61m x 4.39m)

With electric up and over door. Power and lighting. Door to **UTILITY**. Door to **HALLWAY**.

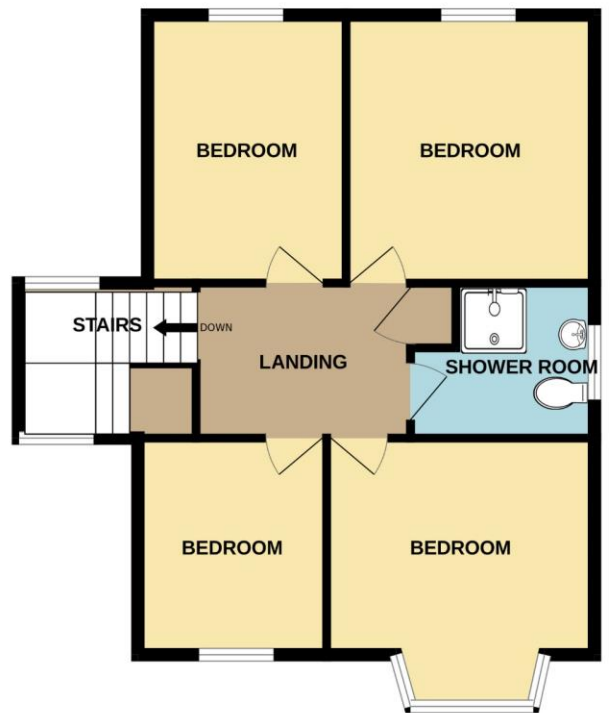
UTILITY AREA 6' 5" x 5' 3" (1.96m x 1.6m)

Obscure uPVC double glazed door to **REAR GARDEN**. Space for tumble dryer. Shelving.

GROUND FLOOR
1068 sq.ft. (99.3 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1683 sq.ft. (156.4 sq.m.) approx.
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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.