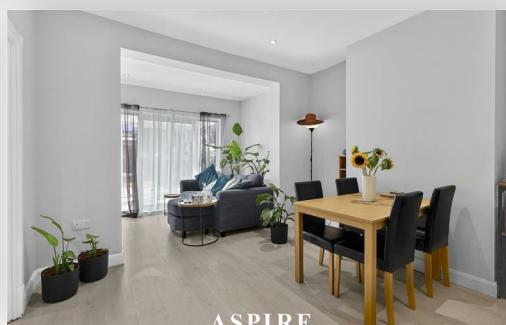
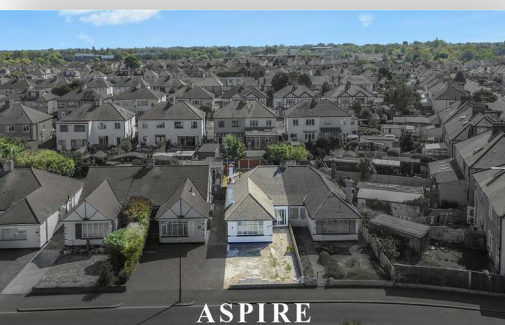


**To arrange a viewing contact us
today on 01268 777400**



Marlow Gardens, Southend-On-Sea Offers in the region of £275 000

Aspire are delighted to present this spacious and well-presented two-bedroom semi-detached bungalow, situated within the popular Marlow Gardens area of Southend-on-Sea.

Offering generous and versatile accommodation throughout, the property centres around an impressive open plan lounge and dining room measuring approximately 28ft in length, with ample space for relaxing, dining and even a dedicated home working area.

The accommodation also features a spacious fitted kitchen with breakfast bar, two well-proportioned double bedrooms, a modern shower room with separate WC and a conservatory providing additional living space with direct access onto the rear garden.

Externally, the property continues to offer excellent practicality with an easy-to-maintain rear garden and a generous front driveway providing off-street parking for multiple vehicles.

Ideally positioned for access to the A127, local transport connections and a wide range of everyday amenities, this bungalow represents an excellent opportunity for buyers seeking spacious single-storey living in a convenient Southend location.

www.aspireestateagents.co.uk

Entrance Hall

Entrance via the front porch into a welcoming hallway providing access to the principal accommodation. Features include laminate flooring, two useful storage cupboards, smooth plastered walls and ceiling, recessed spotlights, smoke alarm and loft access.

Bedroom One

12'2" x 11'3" (3.71 x 3.44)

A generous double bedroom positioned to the front of the property with a double glazed window, carpeted flooring, radiator, skirting and smooth plastered walls and ceiling.

Bedroom Two

9'8" x 8'11" (2.97 x 2.74)

A well-proportioned second double bedroom with a double glazed window to the side aspect, carpeted flooring, radiator, skirting and smooth plastered walls and ceiling.

Lounge / Diner

28'9" x 11'5" (8.77 x 3.50)

An impressive open plan reception space offering excellent versatility for modern living. Currently arranged with defined lounge, dining and home office areas, the room provides plenty of space for a variety of furniture configurations.

A double glazed window overlooks the front aspect while sliding doors to the rear open directly into the conservatory. Further features include laminate flooring, radiator, smooth plastered walls and ceiling and recessed spotlights. A side door provides convenient access into the kitchen.

Kitchen

14'11" x 8'1" (4.55 x 2.47)

A generously proportioned fitted kitchen featuring a range of wall and base level storage units complemented by marble-effect work surfaces and a useful breakfast bar.

The kitchen incorporates a sink and drainer with space for a freestanding gas oven and hob, fridge/freezer, washing machine, tumble dryer and dishwasher.

Double glazed windows to the side and rear provide plenty of natural light while a rear door gives direct access to the garden. Further features include laminate flooring and recessed spotlights.

Shower Room

A modern shower room comprising a walk-in shower enclosure with sliding doors and a wash hand basin with mixer tap and vanity storage beneath.

Further features include a double glazed obscure window, tiled flooring, partially tiled walls, recessed spotlights and extractor fan.

Seperate W/C

Conveniently positioned separately from the main shower room and comprising a low-level WC and wash hand basin with mixer tap and vanity unit. Finished with laminate flooring, an obscure double glazed window, recessed spotlights and extractor fan.

Conservatory

8'3" x 6'4" (2.54 x 1.94)

Providing a useful extension to the main living accommodation with double glazed windows overlooking the side and rear aspects. French doors open directly onto the garden, creating an excellent connection between the internal and external spaces. Finished with laminate flooring and a polycarbonate roof.

Garden

The property benefits from an attractive and easy-to-maintain rear garden, beginning with a paved patio area providing space for outdoor seating and entertaining before continuing onto a predominantly lawned garden.

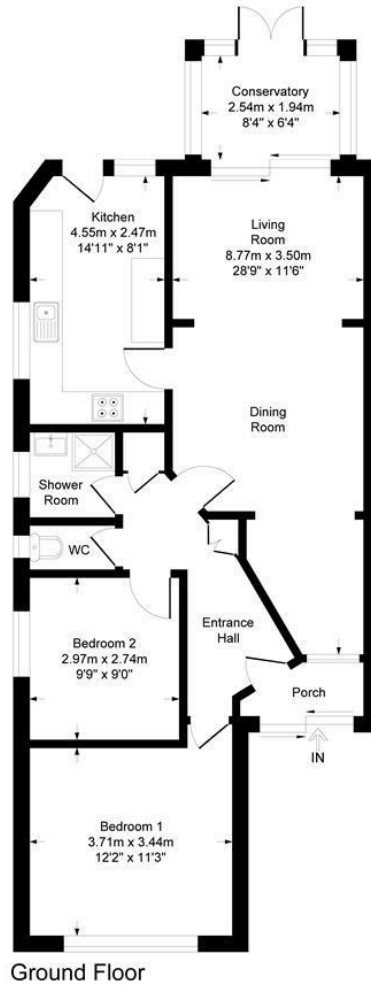
Side gated access leads conveniently back to the front of the property.

Driveway

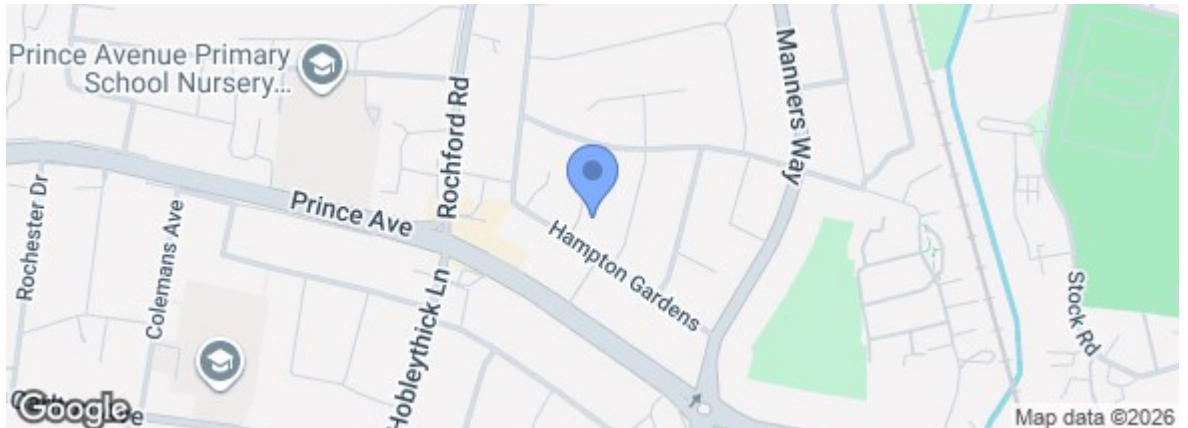
To the front is a generous private driveway providing off-street parking for multiple vehicles, adding further practicality to this spacious bungalow.

3 Marlow Gardens

Approximate Gross Internal Floor Area = 81.1 sq m / 873 sq ft



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	57
(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	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(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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