

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



Weybourne Gardens, Southend-On-Sea £400,000

****GUIDE PRICE - £400,000 - £425,000****

Set on a generous corner plot and benefiting from a large detached garage with off-street parking, this spacious semi-detached chalet on Weybourne Gardens offers versatile accommodation arranged over two floors, generous bedroom sizes, and an excellent-sized rear garden, making it an ideal family home.

The property opens into a welcoming entrance hall leading into a dual aspect, bay-fronted lounge featuring a character fireplace, creating a warm and inviting living space. To the rear, a substantial open plan kitchen and dining area provides the perfect hub for family life and entertaining, with direct access to the garden. This is further complemented by a dual aspect utility room, adding excellent practicality. The ground floor also benefits from a bay-fronted principal bedroom with ample built-in wardrobe space, a second double bedroom, and a well-appointed three-piece shower room with useful storage. Upstairs, the landing gives access to two further well-proportioned double bedrooms along with a second three-piece shower room, complete with useful eaves storage.

Externally, the property boasts a large rear garden, side access, a large detached garage, and off-street parking. Further benefits include double glazing and gas central heating throughout. The home is ideally located within the catchment for Temple Sutton Primary School and Cecil Jones Academy and is well served by local parks, bus routes, and convenient access to both Prittlewell and Southend East mainline stations, making it perfect for families and commuters alike.

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Entrance Hall

Lounge

15'1 x 10'1 (4.6m x 3.07m)

Kitchen / Diner

29'1 x 12'10 (8.86m x 3.91m)

Utility Room

12'0 x 8'0 (3.66m x 2.44m)

Bedroom One

15'0 x 9'0 (4.57m x 2.74m)

Bedroom Two

11'11 x 10'0 (3.63m x 3.05m)

Ground Floor Shower Room

7'1 x 5'0 (2.16m x 1.52m)

Landing

9'0 x 5'10 (2.74m x 1.78m)

Bedroom Three

10'6 x 10'0 (3.2m x 3.05m)

Bedroom Four

11'1 x 9'0 (3.38m x 2.74m)

First Floor Shower Room

9'1 x 5'1 (2.77m x 1.55m)

Rear Garden

Garage

Off-Street Parking

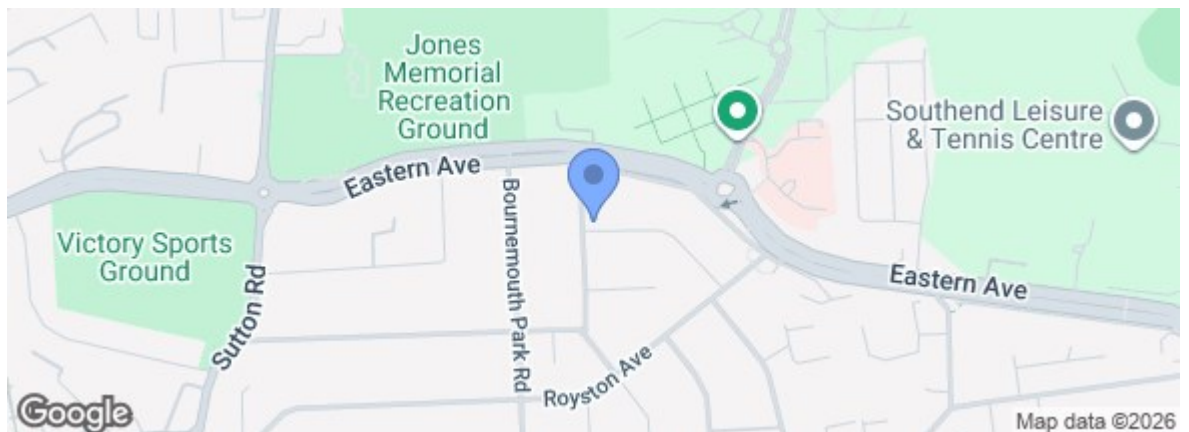
Ground Floor



1st Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		45	73
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(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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