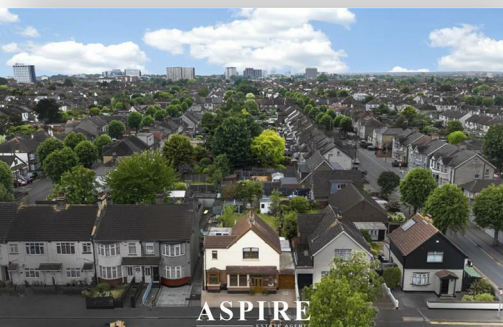


To arrange a viewing contact us
today on 01268 777400



Lonsdale Road, Southend-On-Sea Offers in the region of £450 000

Aspire are pleased to present this charming four-bedroom detached family home, ideally positioned within the highly sought-after Southchurch Village.

The property provides an excellent layout for family living, beginning with a welcoming entrance hall giving access to the main ground floor rooms. To the front, there is a generous lounge, while a separate living/reception room offers flexible space as a family room, snug, playroom or home office.

To the rear, the home opens into a substantial dining room/conservatory, creating a fantastic space for entertaining, family meals and everyday living. Filled with natural light and overlooking the rear garden, this impressive area acts as a real focal point of the home. The spacious kitchen provides ample storage and worktop space, making it a practical hub for family life. A ground floor bathroom further enhances the convenience.

To the first floor, there are four well-proportioned bedrooms, each offering comfortable living space, alongside a well-sized family bathroom. The property also benefits from wall-mounted air conditioning units, helping to maintain a comfortable temperature throughout the warmer months.

Externally, there is off-street parking and an attached garage. To the rear, the west-facing garden provides an ideal space to relax, entertain and enjoy the afternoon and evening sunshine. A detached outbuilding offers versatility and would make an excellent home office, gym, studio or workshop.

Positioned within Southchurch Village, the property enjoys access to local amenities, schools, parks and transport links. Southchurch Park is within easy reach, while Southend Seafront provides miles of coastline, leisure facilities, cafés and restaurants. Southend East Train Station is also nearby.

Offering generous living accommodation, versatile spaces and a highly desirable location, this detached family home presents a fantastic opportunity.

www.aspireestateagents.co.uk

Porch

Entrance Hall

Lounge

15'1" x 11'0" (4.60 x 3.37)

Sitting Room / Reception Room

15'1" x 9'1" (4.60 x 2.79)

Kitchen

17'10" x 16'7" (5.46 x 5.08)

Downstairs Bathroom

7'3" x 3'3" (2.23 x 1.01)

Dining Room / Conservatory

22'7" x 10'5" (6.89 x 3.18)

Bedroom One

15'5" x 10'0" (4.70 x 3.06)

Bedroom Two

10'1" x 8'1" (3.08 x 2.48)

Bedroom Three

9'7" x 6'3" (2.94 x 1.91)

Bedroom Four

8'3" x 6'3" (2.52 x 1.91)

Family Bathroom

10'10" x 6'6" (3.32 x 2)

Garden

Garage

18'4" x 7'1" (5.59 x 2.17)

Outbuilding

11'5" x 7'3" (3.50 x 2.21)

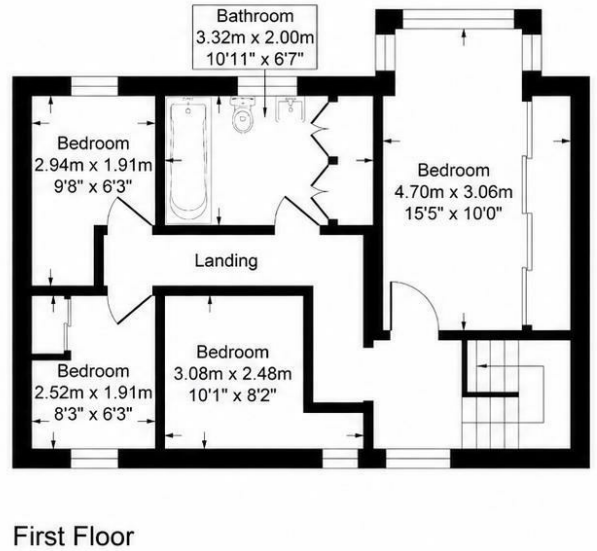
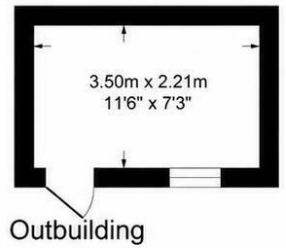
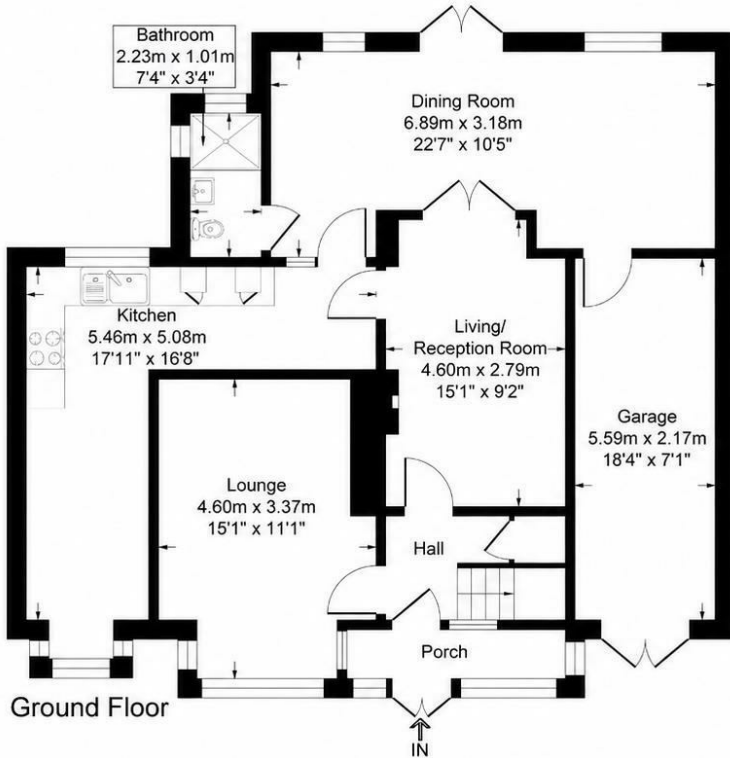
Lonsdale

Approximate Gross Internal Floor Area = 124.3 sq m / 1338 sq ft

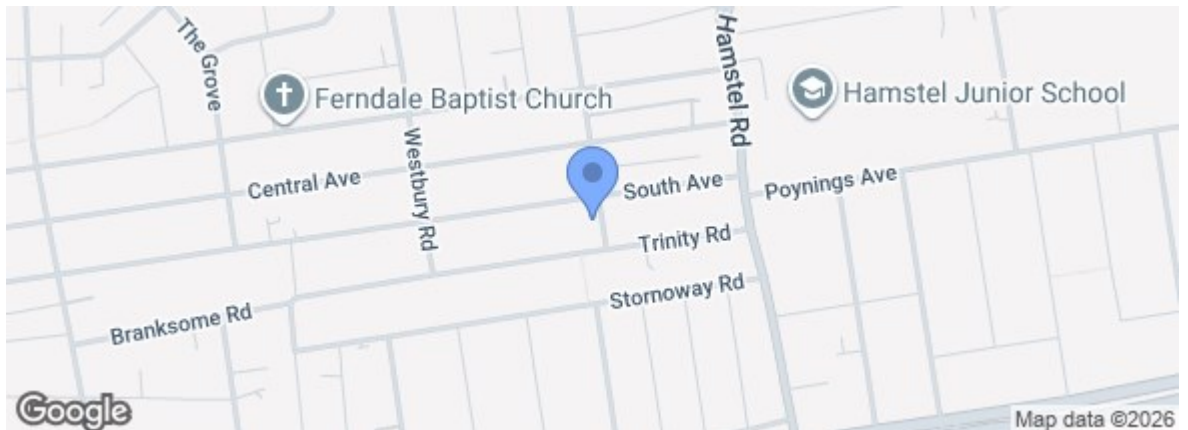
Garage Area = 12.1 sq m / 131 sq ft

Outbuilding Area = 7.7 sq m / 83 sq ft

Total Area = 144.1 sq m / 1552 sq ft



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		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
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	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.