

# Ist Call

SALES AND LETTINGS



## Glynde Way, Southend-On-Sea, SS2 4TS

**Guide Price £575,000 - Freehold**

**\*\* GUIDE PRICE - £575,000 - £600,000 \*\*** Situated on the highly sought-after Wick Estate and within easy reach of highly regarded local schools, this attractive three-bedroom detached family home boasts a beautifully maintained south-facing rear garden measuring approximately 60 feet in length. The property offers generously proportioned accommodation throughout, including an impressive 29'8" lounge/dining room, a spacious kitchen opening into a bright conservatory, together with a versatile home office/snug and a convenient ground floor cloakroom. Upstairs, there are three well-sized bedrooms served by a stylish modern family bathroom. Further benefits include off-street parking and a garage. An internal viewing is highly recommended to fully appreciate the space, quality, and excellent family lifestyle this home has to offer.

### Accommodation Comprising

Lead lite glazed door providing access to...

### Enclosed Storm Porch

Lead lite glazed to front aspect, tiled flooring, further front door to...

### Entrance Hall



Obscure double glazed window to front, radiator, staircase to first floor with understairs storage cupboard, dado rail, doors off to...

### Cloakroom



White suite comprising low level W.C., wall mounted wash hand basin, electric panel heater, tiled splashbacks and flooring, lead lite obscure double glazed window to side...

### Lounge/ Diner 29'8 into bay x 11'11 (9.04m into bay x 3.63m)



Lead lite double glazed bay window to front, double glazed bi-fold doors to rear garden, three radiators, coved ceiling, door to...



### Home Office/ Snug 11' x 7'2 (3.35m x 2.18m)



Lead lite double glazed window to rear, radiator, coved ceiling...



### Kitchen 14' x 9'11 (4.27m x 3.02m)



Comprehensive range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, gas cooker with extractor fan over, integrated fridge/ freezer, space and plumbing for washing machine and dishwasher, space for tumble dryer, matching range of wall mounted units one housing gas central heating & hot water boiler, tiled splashbacks and flooring, wood panelled ceiling with inset spotlights, lead lite double glazed window to side, opening to...



### Conservatory 11'2 x 10'1 (3.40m x 3.07m)



Double glazed to three aspects with french doors to garden, wall mounted electric heater, tiled flooring, ceiling fan...

### First Floor Landing



Lead lite double glazed window to front, large built in airing cupboard housing hot water cylinder and providing further storage space, loft access with drop down ladder (we are advised the loft is part boarded with a light), dado rail, doors off to...

**Bedroom 1 17' x 12' < 10'9 (5.18m x 3.66m < 3.28m)**



Double glazed window to rear, radiator...



**Bedroom 2 11'11 x 10'9 (3.63m x 3.28m)**



Lead lite double glazed window to front, radiator...



**Bedroom 3 9'11 x 8'4 (3.02m x 2.54m)**



Double glazed window to rear, radiator, coved ceiling...



### Bathroom 8'2 x 5'6 (2.49m x 1.68m)



White suite comprising panelled bath with central mixer tap and shower attachment, separate enclosed corner shower cubicle, pedestal wash hand basin, low level W.C., radiator, fully tiled walls and flooring, smooth plastered ceiling with inset spotlights and extractor fan, two lead lite obscure double glazed windows to side...



### Rear Garden



Approx. 60' south facing rear garden comprising raised timber decked patio area with fitted gazebo, remainder mostly laid to lawn with established flower/ shrub borders, gate providing side access...



### Externally



### Front Garden

Mostly paved providing off street parking for at least two vehicles and providing access to...

### Garage

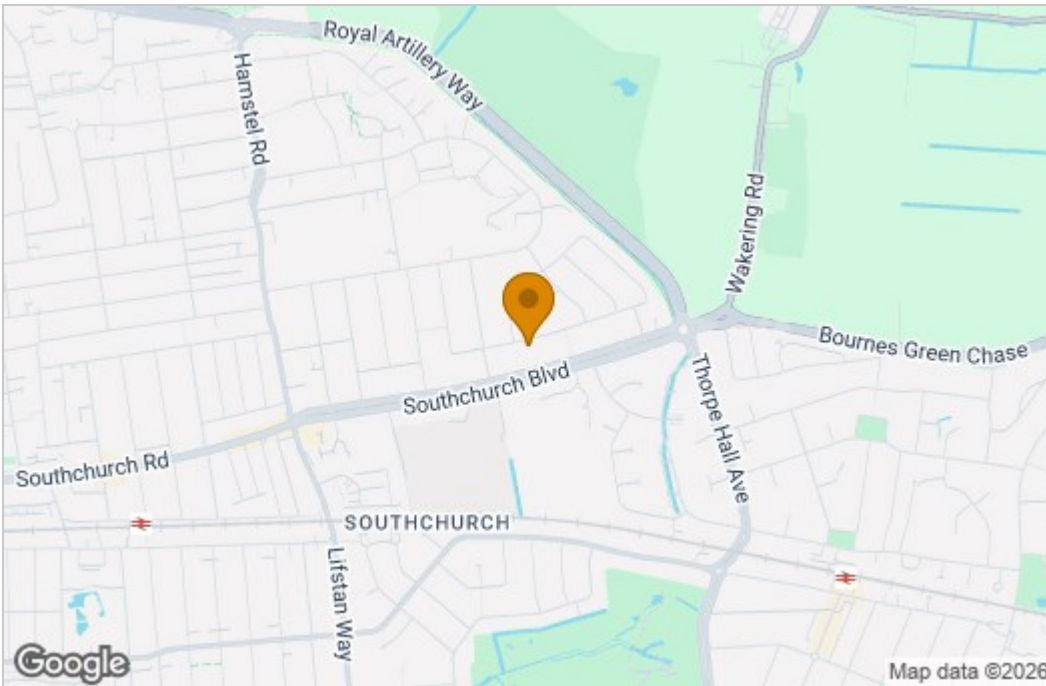
Up & over door...

# Floor Plan

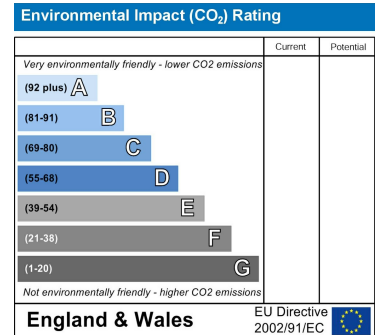
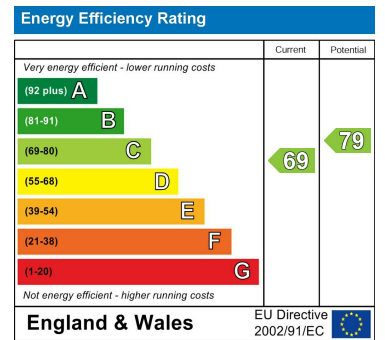


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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