



Weybourne Gardens | Southend-on-Sea | SS2 4AU

£400,000

bear
Estate Agents

**Weybourne Gardens |
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£400,000**

This spacious semi-detached chalet on a large corner plot, offers versatile accommodation across two floors, generous bedrooms and a large rear garden. Situated on the popular Weybourne Gardens in Southend-on-Sea, the property is well placed for reputable schools, transport links and local green spaces.

- Semi-Detached Chalet
- Open Plan Kitchen/Diner
- Four Double Bedrooms
- Large Rear Garden with Side Access
- Double Glazing and Gas Central Heating
- Dual Aspect Bay Fronted Lounge
- Dual Aspect Utility Room
- Two Three Piece Shower Rooms
- Garage and Off-Street Parking
- Popular Southend-on-Sea Location





The home begins with an inviting entrance hall leading into a dual aspect, bay fronted lounge featuring a character fireplace. To the rear, a sizeable open plan kitchen/diner provides an ideal space for family living and entertaining, with direct access onto the garden, complemented by a dual aspect utility room. The ground floor further benefits from a bay fronted master bedroom with ample built-in wardrobes, an additional double bedroom and a three piece shower room with storage. Upstairs, the landing leads to two further well-proportioned double bedrooms and a second three piece shower room with useful eaves storage. Externally, the property boasts a large rear garden, a garage, off-street parking, side access, double glazing and gas central heating.

Located on Weybourne Gardens in Southend-on-Sea, the property sits within the catchment of Temple Sutton Primary School and Cecil Jones Academy. The area is well served by local parks, bus routes and convenient access to both Prittlewell and Southend East Train Stations, making it ideal for families and commuters alike.

Four Bedroom Semi-Detached Chalet Entrance Hall

Lounge

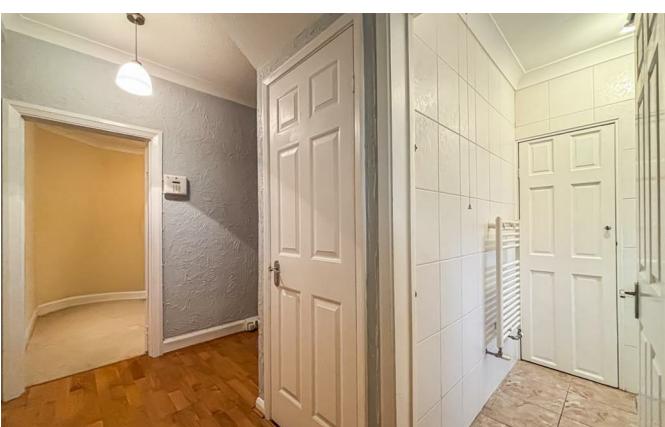
15'1 x 10'1 (4.60m x 3.07m)

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 (3.20m x 3.05m)

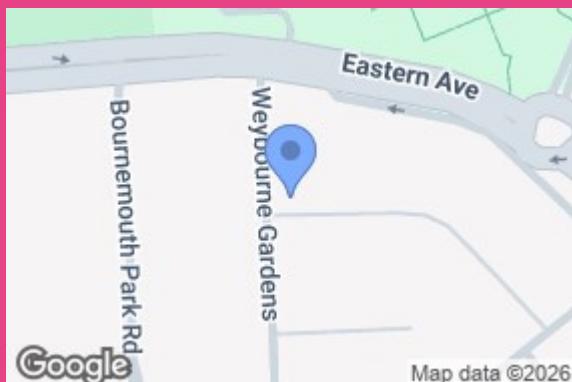
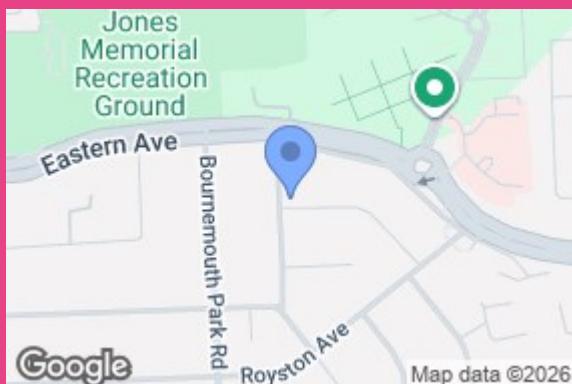
Bedroom Four

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

First Floor Shower Room

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

Garden**Garage****Off-Street Parking**



GROUND FLOOR
97.7 sq.m. (1059 sq.ft) approx.

1ST FLOOR
28.8 sq.m. (310 sq.ft) approx.

204 Woodgrange Drive
Southend-on-Sea
Essex
SS1 2SJ
01702 811211
info@bearestateagents.co.uk
<https://www.bearestateagents.co.uk>

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	73
(B1-91)	B	
(B9-80)	C	
(D5-68)	D	
(E3-54)	E	45
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements are approximate and must be used as a guide only. Prospective buyers must satisfy themselves as to the accuracy of any measurements. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The seller and agent do not accept any responsibility for any inaccuracies contained within this plan. Made with ArchiCAD 2020.