



Woodgrange Drive | | Southend-on-Sea | SS1 2SH

£550,000

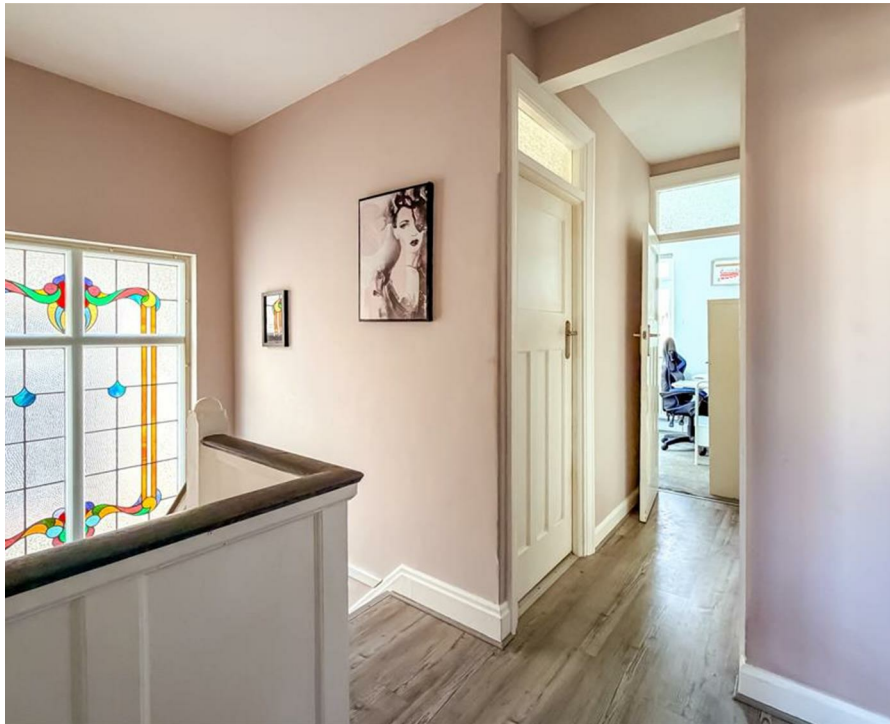
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Estate Agents

**Woodgrange Drive |
Southend-on-Sea | SS1 2SH
£550,000**

This spacious semi-detached family home offers an impressive amount of living accommodation, including two generous reception rooms and a superb South-facing garden complete with a garden room used as a home cinema and gym. Ideally located on Woodgrange Drive, the property sits within walking distance of parks, the seafront, transport links and highly regarded schools, making it perfect for families seeking both comfort and convenience.

- Well Presented Four Bedroom Semi-Detached Family Home
- Dual Aspect Bay Fronted Lounge with a Feature Fireplace
- Convenient Ground Floor WC
- Three Piece Bathroom
- Garden Room Used as a Home Cinema and Gym
- Welcoming Porch and Entrance Hall
- Extensive Lounge/Diner with an Opening into the Kitchen
- Dual Aspect Master Bedroom with Bay Window
- Extensive South Facing Rear Garden with Decking
- Off-Street Parking for Two Vehicles





The property is approached via a welcoming porch that leads into a bright entrance hall. To the front, you will find a dual aspect bay-fronted lounge featuring an attractive fireplace, while an extensive second lounge sits to the rear with an open connection into the kitchen, creating excellent flow for family living and entertaining. A ground floor WC is also situated just off the hall. The first-floor landing provides access to a dual aspect master bedroom with a bay window, a second double bedroom complete with built-in wardrobes, and two further bedrooms. A three-piece bathroom serves the accommodation. Externally, the home boasts an extensive South-facing rear garden with a raised decking area and a versatile garden room currently arranged as a home cinema plus gym. Additional benefits include off-street parking for two vehicles, double glazing and gas central heating.

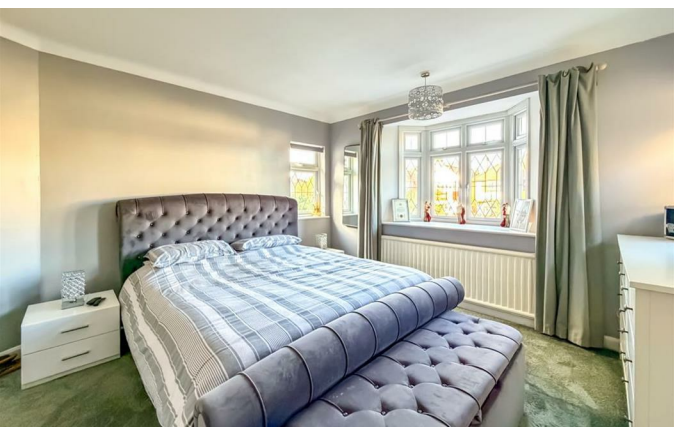
Positioned along Woodgrange Drive in the heart of Southchurch, this family home sits within catchment for Greenways Primary School and Southchurch High School, while also being well-placed for access to local grammar schools. The location is highly convenient, offering easy walking access to Southchurch Park, the seafront, a wide range of amenities, bus links and Southend East Train Station. With everything close by, the area is ideal for families and commuters alike.

Four Bedroom Semi-Detached House

Porch

Entrance Hall

16'1 x 7'1 > 6'0 (4.90m x 2.16m > 1.83m)



Lounge

14'1 x 13'0 (4.29m x 3.96m)

Lounge/Diner

21'1 x 11'11>10'0 (6.43m x 3.63m>3.05m)

Kitchen

21'1 x 7'10 (6.43m x 2.39m)

WC

6'0 x 3'0 (1.83m x 0.91m)

Landing

Bedroom One

15'1 x 12'11 (4.60m x 3.94m)

Bedroom Two

13'1 x 10'0 (3.99m x 3.05m)

Bedroom Three

10'0 x 9'0 (3.05m x 2.74m)

Bedroom Four

9'0 x 7'1 (2.74m x 2.16m)

Bathroom

6'11 x 6'1 (2.11m x 1.85m)

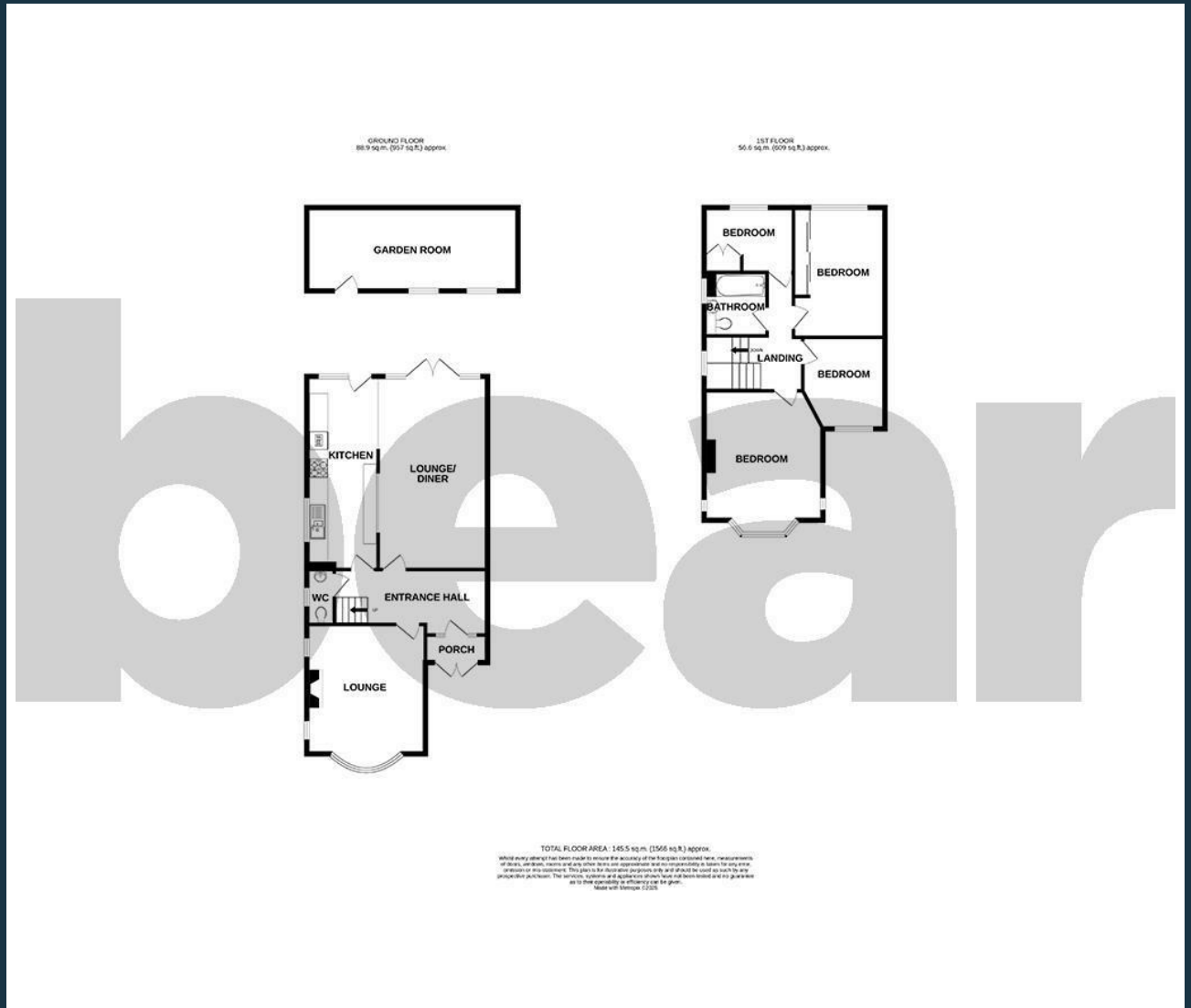
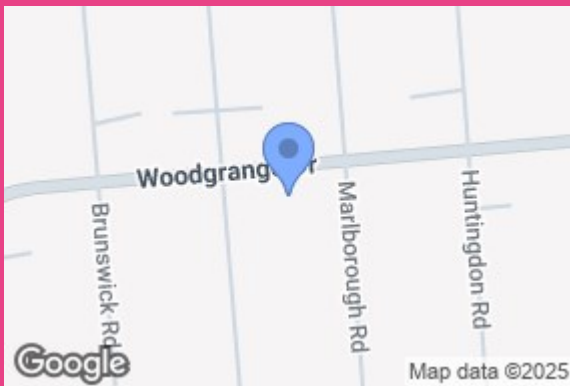
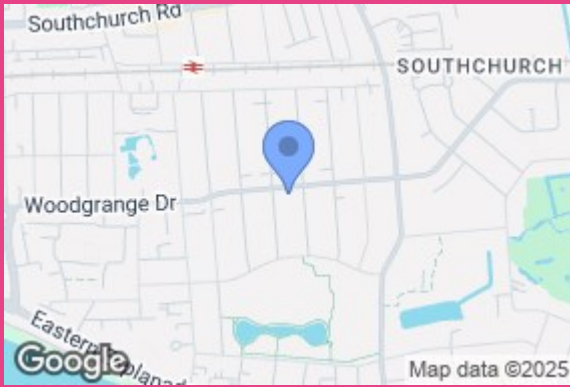
South Facing Garden

Garden Room

23'1 x 9'1 (7.04m x 2.77m)

Off-Street Parking





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		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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