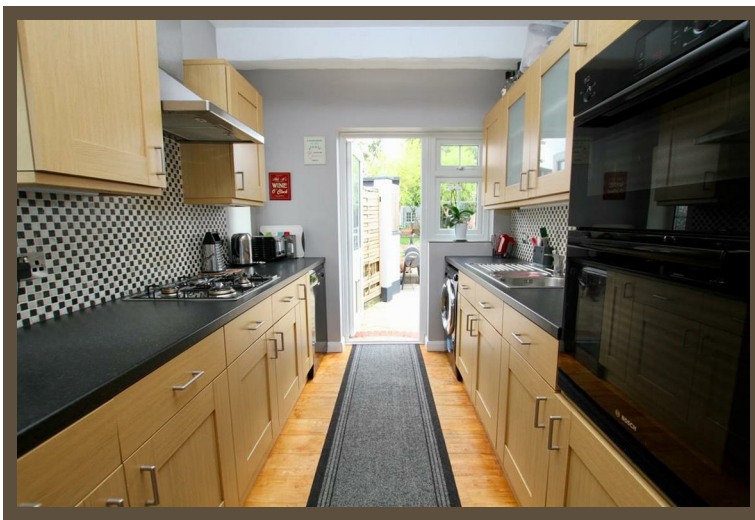


**SCOTT &
STAPLETON**

EASTWOODBURY LANE
Southend-On-Sea, SS2 6XE
£375,000





EASTWOODBURY LANE

£375,000

SOUTHEND-ON-SEA, SS2 6XE

Scott and Stapleton are pleased to offer for sale this well presented three bedroom family home located within close proximity to Southend Airport and train station, local shops and easy access on to the A127.

The property benefits from a lounge diner and kitchen to the ground floor, plus three bedrooms and a family bathroom to the first floor.

There is parking at the front of the property and a shared drive to a large garage.

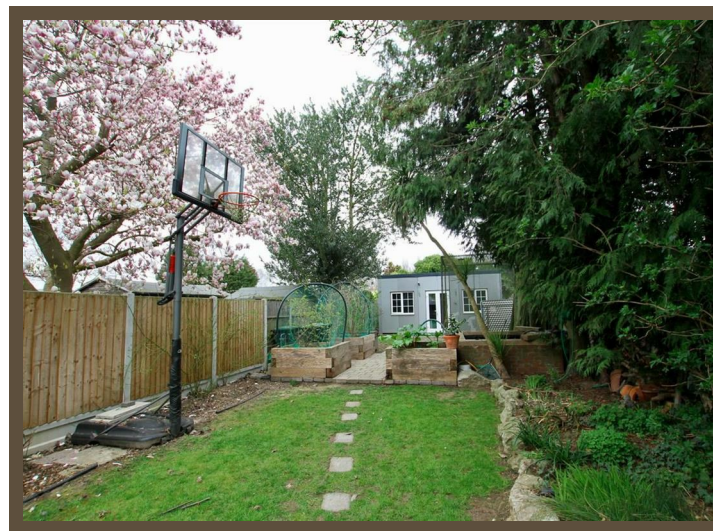
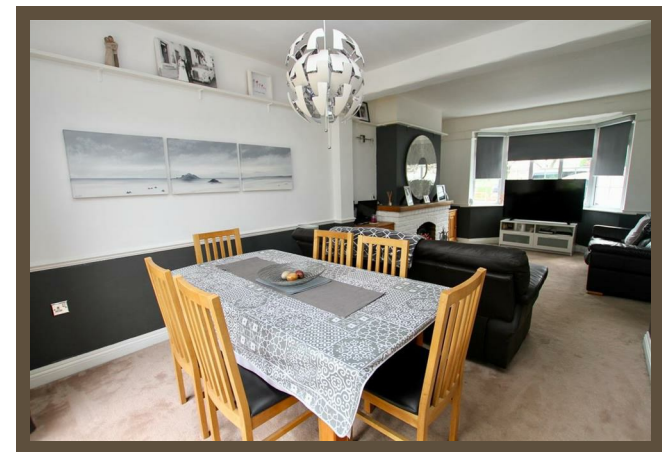
The garden measures approx 140ft in length and has different

sections with lawn areas, plants, shrubs, trees and a lovely pond with fish to remain.

A huge advantage is the outbuilding to the rear of the garden which is insulated, but needs finishing. There are double glazed doors and windows to the front, electric and power plus gym apparatus to remain!

Lastly the property benefits from modern security system including key pad entry, alarm system and CCTV.

MUST BE VIEWED NOW TO AVOID DISAPPOINTMENT.



Porch

Door opening in to porch. Tiled floor and double glazed window surround to further entrance door.

Entrance Hallway

Double glazed obscure window to side elevation. Wood laminate flooring. Radiator. Carpeted stairs to first floor with under stairs storage. Wall mounted hive system and security alarm. Doors to further accommodation. Picture rail. Recessed spot lights.

Lounge Diner

6.63m plus bay recess x 3.61m (21'9 plus bay recess x 11'10)
Double glazed bay window to front elevation with further double glazed patio doors opening out to rear garden. Carpet. Two radiators. Feature brick surround fire place with inset wood burner. Tiled hearth. Dado and plate rail.

Kitchen

3.81m x 2.26m (12'6 x 7'5)
Double glazed windows to side and rear elevations and double glazed door opening out to garden. Wood effect laminate flooring. Radiator. Selection of base units and drawers. Space and plumbing for washing machine and dishwasher. Alcove housing fridge freezer. Complimentary rolled edge worktop with inset four ring gas hob and double sink with drainer and mixer tap. Built in double oven. Partly tiled splash back. Matching selection of eye level units with glass fronted display units.

Landing

Double glazed obscure window to side elevation. Carpet. Doors to all rooms. Loft hatch.

Bedroom One

3.23m x 3.18m (10'7 x 10'5)
Double glazed window to front elevation. Carpet. Radiator. Built in wardrobes to both chimney recess. Picture rail. Fan light.

Bedroom Two

3.28m x 2.69m (10'9 x 8'10)
Double glazed window overlooking garden. Carpet. Radiator. Open plan wardrobe recess. Picture rail.

Bedroom Three

3.18m minimising to 1.93m x 1.85m (10'5 minimising to 6'4 x 6'1)
Double glazed window to front elevation. Carpet. Radiator.

Family Bathroom

2.44m x 2.31m (8'0 x 7'7)
Double glazed obscure window to rear elevation. Tiled flooring and part tilling to walls. Heated towel rail. White suite comprising panelled bath with mixer shower over. Low level w.c and pedestal wash hand basin. Built in double cupboards with one housing combination boiler (untested).

Outside

Rear Garden

Measuring approx 140ft in length and commencing with a large patio seating area. The rest is split in sections with lawned areas and pathways that lead to the rear.

Side access with keypad entry that leads to the front of the property.

Various plants, shrubs and trees to remain. Modern shed to stay.

Access to own garage.

Pond to remain and fish to stay.

Garage

6.20m x 2.59m (20'4 x 8'6)
Up and over door to front and side door from garden with keypad entry. Two double glazed doors to side elevation. Ample space.

Outbuilding

5 x 6 (16'4" x 19'8")
Insulated and a blank canvass for an individual. Power and lighting. Separate fuse board. Great space for working at home, studio apartment, games room etc. There is double glazed windows and French doors.

Front

Hardstanding to front providing off street parking. Shared driveway that leads to own garage.



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