



LYNDALE AVENUE, SOUTHEND ON SEA  
£325,000 FREEHOLD

## A LOVELY 2/3 BEDROOM SEMI DETACHED BUNGALOW WITH DRIVE AND CARPORT

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**DESCRIPTION:**

Winkworth are delighted bring to the market this attractive 2/3-bedroom semi-detached bungalow situated in a popular area and located within easy access of Prittlewell Train station and close by is Southend High Street, Southend Seafront and local schools.

The property offers good size accommodation comprising of 2/3 bedrooms, lounge, bathroom, separate wc, kitchen and conservatory.

To the rear is a good size garden and the front has its own driveway leading to a carport.

With no onward chain we would advise an early viewing.

Glazed entrance door to: -

Entrance hall: - doors to all rooms, picture rail and radiator.

Lounge/Bedroom: -12'86 x 10'98.

Double glazed bay window to front and picture window to side.

Fireplace, picture rail and coving to ceiling.

Bedroom One: -13'6 x 10. Window to rear. Radiator and wardrobe.

Bedroom Two: - 9'85 x 9'65. Double glazed window to front. Wardrobes.

Kitchen: - 9'06 x 7'16: -Double glazed window and door to side. Range of working surfaces with stainless steel sink unit. Cooker (not tested) base units to two walls and eye level units to one. Wall mounted gas boiler and cupboard.

Bathroom: - Double glazed obscure window to side. White two-piece bathroom comprising of bath with mono tap, wash hand basin with mono tap and tiling to walls.

Separate WC: - Double glazed obscure window to side. Low level wc.

Lounge/Dining room: -12'06 x 10'2

Door to rear with window to either side leading to conservatory. Feature Fireplace

Conservatory: - Double glazed doors to rear leading to garden. With double glazed windows to rear and side.

Exterior: -

Rear Garden: - A good size garden with patio area lead to lawn area with trees and shrubs. Garden shed and path leading to front.

Front Garden: - Driveway leading to carport. Small wall with lawn area.



GROUND FLOOR



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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92) <b>A</b>	
(81-91) <b>B</b>	81
(69-80) <b>C</b>	
(55-68) <b>D</b>	62
(39-54) <b>E</b>	
(21-58) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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