

**DEDMAN
GRAY**

www.dedmangray.co.uk

2 Silchester Corner, Great Wakering

Southend-On-Sea

£465,000



Situated in this convenient location being semi-rural, yet within close proximity to Thorpe Bay, private schools & seafront is this charming three bedroom semi-detached family home. The property offers no onward chain and to the ground floor is a good sized hallway with understairs storage area, fitted kitchen with views overlooking the garden, 2 reception rooms with lounge to front with views overlooking farmland and a separate dining room with doors leading to the superb 120' rear garden. To the first floor there are 3 good size bedrooms and a family shower room. Externally is a lovely 120' rear garden with garage and outbuilding with raised decking and lighting. To the front there is off street parking. The property also has the added benefit of solar panels.

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three bedrooms
- Two reception rooms
- Fitted kitchen
- Shower room
- Garage
- Garden with decking and shed
- 120' rear garden with out building to rear
- No onward chain
- Close to Thorpe Bay, private schools & seafront
- Semi rural location

Entrance Hall

13' 6" x 5' 4" (4.11m x 1.63m)

uPVC entrance door with obscure double glazed sidelights. Stairs leading to first floor, one double radiator, wooden flooring, understairs cupboard housing plumbing for washing machine, smooth plastered ceiling, picture rail.

Lounge

15' 10" x 12' 3" (4.83m x 3.73m)

Double glazed bay window to front, wooden flooring, feature fireplace, smooth plastered ceiling with central ceiling rose, one double radiator arch to:

Dining Room

13' 6" x 8' 9" (4.11m x 2.67m)

Wooden flooring, double glazed doors to rear leading to the garden, built in cupboard with power and space for tumble dryer, one double radiator, feature fireplace, smooth plastered ceiling with ceiling rose, picture rail, serving hatch.

Kitchen

10' 2" x 7' 7" (3.10m x 2.31m)

Double glazed window to rear with views overlooking the garden, range of base and eye level units, stainless steel sink unit with mixer taps inset to worktop, recess for cooker with extractor fan, coving to smooth plastered, wooden flooring.

First Floor Landing

Double glazed window to side, one radiator, picture rail, coving to smooth plastered ceiling, loft hatch, built in cupboard housing a wall mounted boiler for hot water and gas central heating (not tested).

Bedroom 1

15' 1" x 9' 9" (4.60m x 2.97m)

Into bay. Double glazed bay window to front with views overlooking the field, one radiator, feature fireplace, picture rail, textured ceiling





Bedroom 2

13' 5" x 9' 11" (4.09m x 3.02m)

Increasing to 11'3. Double glazed window to rear overlooking the garden, feature fireplace, picture rail, textured ceiling, one double radiator, built in cupboard.

Bedroom 3

9' 5" x 6' 9" (2.87m x 2.06m)

Double glazed window to front, one double radiator, picture rail, textured ceiling.

Shower Room

7' 4" x 5' 7" (2.24m x 1.70m)

Obscure double glazed window to rear, walk in shower, low flush WC, wash hand basin with tiled splashbacks, tiled floor, coving to smooth plastered ceiling with downlighters.

Garden

Lawned garden with flower and shrub borders which is approx 120' in depth with raised decking to the rear with lighting inset and access to shed measuring 19'4 x 9'9. Double glazed windows and double doors to front.

GARAGE

Single Garage

Stoned area with double gates to side for the access via shared driveway and further gate giving access to the garden. The garage measures 15'7 x 7'7 with double wooden doors to front, windows to rear and side.





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