

**DEDMAN
GRAY**

www.dedmangray.co.uk

19 Kingston Avenue, Shoeburyness

Southend-On-Sea

£385,000



3-bed detached family home in quiet cul-de-sac. 2 reception rooms, conservatory, ground floor cloakroom. Master bed with dressing area & en-suite. Low maintenance rear garden, detached garage, off-street parking. Close to amenities, bus routes & schools.

- 3 Bedroom Detached family home
- Cul-de-Sac location
- Two reception rooms
- Ground Floor Cloakroom
- Conservatory
- Master bedroom with dressing area
- En suite shower room
- Low maintenance rear garden
- Detached garage and off street parking

Entrance Hall

uPVC entrance door, stairs to first floor, wall mounted thermostat control switch, radiator, coving to smooth plastered ceiling and doors to:

Lounge

18' 3" x 9' 7" (5.56m x 2.92m)

Double glazed window to front, dado rail, two radiators, coving to smooth plastered ceiling and double glazed sliding doors to:

Conservatory

9' 7" x 8' 3" (2.92m x 2.51m)

Double glazed window to all aspects and double glazed doors to side leading to the garden, wall mounted light.

Kitchen

10' 9" x 7' 7" (3.28m x 2.31m)

Double glazed window to front, enamel sink unit with mixer taps inset to work top, range of base and eye level units with built in oven and grill, 4 ring gas NEFF hob with extractor hood above, plumbing for washing machine and recess for a fridge/freezer, one radiator, wall mounted boiler for hot water and gas central heating, smooth plastered ceiling.

Cloakroom

Low flush WC, wash hand basin, one radiator, smooth plastered ceiling and small understairs storage cupboard.

Dining Room

9' 2" x 8' 7" (2.79m x 2.62m)

Double glazed window to side, one radiator, coving to smooth plastered ceiling.

First Floor Landing

Double glazed stained lead lite window to side, coving to smooth plastered ceiling with loft hatch, built in cupboard housing cylinder

Master Bedroom

11' 8" x 8' 9" (3.56m x 2.67m)

Double glazed window to front, one radiator, fitted wardrobe and units, arch leading to a dressing area with sliding mirror doors for the wardrobe and shelving area, coving to smooth plastered ceiling and door to:

En suite shower room

Obscure double glazed window to side, shower cubicle, low flush WC, wash hand basin, one radiator, smooth plastered ceiling, extractor fan and wall mounted shaver point.

Bedroom 2

9' 7" x 8' 9" (2.92m x 2.67m)

Double glazed window to front, one radiator, coving to smooth plastered ceiling



**Bedroom 3**

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

Double glazed window to side, one radiator, coving to smooth plastered ceiling

Family Bathroom

7' 4" x 6' 5" (2.24m x 1.96m)

Obscure double glazed window to front, panelled bath with mixer taps and shower attachment, wash hand basin, low flush WC, smooth plastered ceiling with extractor fan, wall mounted medicine cabinet and shaver point.

Rear Garden

Easy maintenance garden with a paved path, shed to rear, side gate access and access to a detached garage.

Front Garden

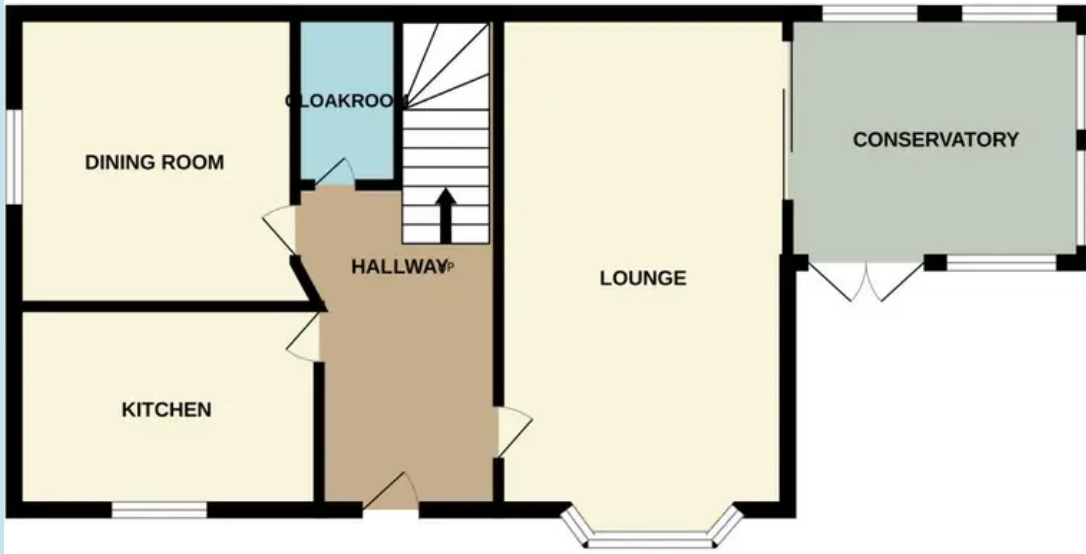
Block paved driveway to front, off street parking for two vehicles. Access to garage.

GARAGE

Single Garage

Up and over door to front, power and lighting and personal door leading to the rear garden.

GROUND FLOOR



1ST 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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