



**DEDMAN  
GRAY**

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**7 Priory Crescent, Southend-On-Sea**

Southend-On-Sea

**£450,000**



Charming 3-bed detached home backing on to the sought-after Priory Park. Spacious interior, 2 reception rooms, 3 well-proportioned bedrooms, ground floor WC & utility room. Backs onto Priory Park, with unoverlooked west-facing garden. Gated access & parking. Short distance to Prittlewell station. No onward chain.

- Detached Character Home
- Two reception rooms
- Three bedrooms
- Ground floor WC
- Utility Room
- Backing onto Priory Park
- Unoverlooked west facing rear garden
- Short distance to Prittlewell station
- Garage and off street parking

#### **Reception Hallway**

uPVC obscure double glazed entrance door, stripped panelled doors, wooden style floorings, stairs to first floor, dado rail, thermostat control panel, radiator, cornice to papered ceiling.

#### **Living Room**

14' 2" x 11' 8" (4.32m x 3.56m)

Into bay. uPVC Georgian style double glazed square bay window to front, impressive open flue feature fireplace with dark wood mantle surround and attractive tiled back plate, coving, ceiling rose.

### Dual Aspect Dining Room

14' 1" x 12' 5" (4.29m x 3.78m)

uPVC 'Georgian style' double glazed window to side, obscure uPVC Georgian style double glazed door to sideway giving access to garden, panelled door to recessed storage cupboard with wall mounted 'Worcester' boiler and uPVC Georgian style double glazed window to side. The Kitchen is fitted with a range of eye and base level units with rolled edge working surfaces over, inset single drainer stainless steel sink unit with mixer tap, freestanding 'Creda' double oven with four ring electric hob and concealed extractor canopy over. Working surface area with under counter recess for appliances, dresser style wall unit inset with shelving and plate rack, tiled flooring, radiator, textured ceiling. Multi pane glazed doors through to;

### Kitchen

12' 4" x 10' 3" (3.76m x 3.12m)

uPVC Georgian style double glazed window to side, matching obscure uPVC Georgian style double glazed door to sideway giving access to garden, panelled door to recessed storage cupboard with wall mounted Worcester boiler and uPVC Georgian style double glazed window to side. The kitchen is fitted with a range of base and eye level units with rolled edge work surfaces over inset with single drainer stainless steel sink unit with mixer tap over, freestanding Creda double oven with four ring electric hob over and concealed extractor canopy over, working surface area with under counter recess for appliances, Dresser style wall unit inset with shelving and plate rack, tiled flooring, radiator, textured ceiling, multi pane glazed doors to:

### Utility Room

6' 6" x 5' 11" (1.98m x 1.80m)

Max measurements. Georgian style double glazed window to rear, tiled flooring, panelled door to built in larder style cupboard with ample shelving, work surfaces with recess for appliances, splashback tiling, radiator, tiled flooring, further panelled door to:





**Ground Floor Guest WC** 5' 11" x 2' 8" (1.80m x 0.81m)

High level obscure uPVC Georgian style double glazed window to rear, tiled flooring, partly tiled walls, radiator, two piece suite comprising low level wc, corner suspended wash hand basin, textured ceiling.

**First Floor Landing** Approached via turned staircase with spindle balustrade and oak handrail, large UPV Georgian style double glazed window to side, dado rail, stripped panelled doors to all first floor room, pair of doors to built in cupboard/storage, papered ceiling with loft access.

**Master Bedroom** 13' 10" x 12' 11" (4.22m x 3.94m)  
uPVC Georgian style double glazed bow window to front, further uPVC Georgian style double glazed window to rear, original wrought iron decorative fireplace, radiator, textured ceiling.

**Bedroom 2** 9' 11" x 9' 1" (3.02m x 2.77m)

uPVC Georgian style double glazed window to rear, radiator, papered ceiling.

**Bedroom 3** 8'11 reducing to 6'2 x 9'1 max. uPVC Georgian style double glazed part oriel window to rear, radiator, papered ceiling.

**Family Bathroom** 6' 10" x 5' 7" (2.08m x 1.70m)

Obscure uPVC Georgian style double glazed window to side, white three piece comprises panelled bath with mixer tap and integrated shower over, vanity wash hand basin with mixer tap and storage cupboards under and low level WC, tiling to visible walls, radiator.

**Rear Garden** West facing rear garden which is approached via sideways access from the kitchen. Gated access to front, hardstanding area with split level lawned garden, established trees to borders, outside water tap, part glazed courtesy door to garage.

**Front Garden** Established trees to front boundary, pathway, hardstanding area for parking, access to:

Single Garage Attached garage with up and over door, door to rear providing access to the garden.

GROUND FLOOR



1ST FLOOR





## Dedman Gray

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