

**DEDMAN  
GRAY**

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**Crowstone Road, Westcliff-On-Sea**

Guide Price **£1.1m to £1.150m**





Spacious 5-bed detached house over 3 floors. Bi-fold doors open to the rear garden. Generous entrance hall, kitchen diner, utility area. Bathroom, en-suite, cloakroom. Sought-after location. 150' west-facing garden with patio. Off-street parking, garage with power and internal door to hall.

Council Tax band: G

Tenure: Freehold

- Detached house over three floors
- Five double bedrooms
- 38' Loune with bi fold doors to garden
- Large entrance hall and reception room
- Spacious kitchen diner with utility
- Bathroom, en suite and cloakroom
- Sought after location south of London Road
- Approx 150' west facing rear garden
- Garage with power, heat and light

#### **Entrance**

Composite front door into entrance porch with large glazed picture window to front aspect and further glazed door into the property. Spacious reception hallway with vinyl floor, two radiators, coving, stairs to first floor, door to garage and doors to reception room, kitchen and lounge.

#### **Reception Room**

Glazed double doors into the reception room with wooden floor, double glazed bay window to front and further window to side, coving, ceiling rose and radiator. Feature brick fireplace.



### **Kitchen/Diner**

Contemporary fitted kitchen with double glazed window to side, vinyl floor, inset spotlights and decorative hanging light fixtures. The kitchen has a range of wall and base units with under cabinet lighting, straight edge work surface, double sink with mixer tap and boiling water tap. Integrated appliances include Neff double eye level oven, hob with inset extractor, dishwasher and waste disposal unit, with space for American style fridge freezer. Open through to dining area with radiator, double glazed window to side and brick built breakfast bar. Open to lounge with door to lobby area to side.

### **Utility & Cloakroom 6' 3" x 6' 2" (1.91m x 1.88m)**

Door into lobby area with radiator and double glazed side door out to rear garden. Door to utility room with tiled floor, double glazed window to side and space for washing machine & tumble dryer. Door to two piece cloakroom comprising WC and wash hand basin with radiator and double glazed window to rear.

### **Lounge/Diner**

and the lounge area - 24'4 x 14'3 Impressive lounge to the rear with dining area and two sets of double glazed bi-fold doors opening out to the west facing rear garden. Three double glazed windows to the side, fitted carpet, three radiators, three ceiling roses and inset brick fireplace.

### **First Floor Landing**

Stairs to first floor landing with fitted carpet, window to side, coving and radiator. Doors to all rooms.

### **Bedroom 1**

Principal bedroom to the rear aspect with west facing double glazed window, fitted carpet, extensive fitted storage with inset lighting, coving, ceiling rose and radiator. double doors opening to en-suite.

### **En Suite**

Three piece white suite comprising WC, vanity wash hand basin and walk in shower with glazed screen. Tiled walls and floor, double glazed window to rear aspect, inset spotlights and tall towel rail radiator.

### **Bedroom 2**

Bedroom to front aspect with fitted carpet, double glazed bay window and further window to side, two radiators, coving and fitted cupboard







### **Bedroom 2**

Bedroom to front aspect with fitted carpet, double glazed bay window and further window to side, two radiators, coving and fitted cupboard. **Bedroom 3**

Bedroom 3 - Bedroom to front with fitted carpet, double glazed window and further window to side, radiator, coving and fitted cupboard.

### **Bedroom 4** 11' 6" x 6' 7" (3.51m x 2.01m)

Bedroom to rear aspect with double glazed windows to side and rear, radiator, inset spotlights and fitted storage.

### **Bathroom** 9' 9" x 9' 4" (2.97m x 2.84m)

Three piece white suite comprising freestanding bath with telephone style shower attachment, WC and pedestal wash hand basin. Part tiled, double glazed window, heated towel rail, vinyl floor. fitted cupboard and inset spotlighting.

### **Second Floor Landing**

Stairs up to second floor with fitted carpet and window to side.

### **Bedroom 5 and Roof Terrace** 17' 2" x 15' 0" (5.23m x 4.57m)

Top floor bedroom with fitted carpet, radiator, spotlights, double glazed window and vanity wash hand basin. Doors to large boarded eaves storage with light. double glazed door leading out to a west facing roof terrace.

### **Rear Garden**

(150' approx) - Superb 150' west facing rear garden with gated side access to the front. Commencing with a paved patio area leading to lawn, mature shrubbery and fruit trees, vegetable plot to rear, garden shed and greenhouse.

### **Off street**

3 Parking Spaces

Paved frontage for off street parking for several vehicles.

### **Garage** Single Garage

Garage to the side with internal door to hallway, power, lighting, radiator and door to rear garden.









## Dedman Gray

Dedman Gray, 103 The Broadway - SS1 3HQ

01702 311042

[sales@dedmangray.co.uk](mailto:sales@dedmangray.co.uk)

<http://www.dedmangray.co.uk>

