

**DEDMAN
GRAY**

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43 Southchurch Boulevard, Southend-On-Sea

£675,000



Spacious 4-bed semi-detached in Southend Girls' School catchment. 2 receptions, conservatory, integral garage, off-street parking, mature garden, patio. Well-connected location, no onward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Substantial semi detached family home
- 4 Bedrooms
- Two reception rooms
- Conservatory
- Garage and parking
- Close to amenities
- Within the Southend High School for Girls catchment
- Cloakroom
- No onward chain
- Easy access to Southend East train station

Entrance Hall

Coved ceiling, plate rail, wall lights, radiator, understairs storage/meter cupboard, cloak cupboard, parquet flooring, stairs to first floor.

Front Lounge

18' 0" x 12' 7" (5.49m x 3.84m)

Double glazed bay window to front with opaque coloured fan lights over, coved ceiling with ceiling rose, picture rail, gas coal effect fireplace with marble hearth and inset and wood surround, wall lights, radiator, sliding glazed doors to:

Dining Room

13' 0" x 12' 7" (3.96m x 3.84m)

Gas coal effect fireplace with wood surround, coved ceiling, picture rail, ceiling rose, radiators, wall lights, double glazed sliding door to conservatory.

Conservatory

10' 5" x 10' 2" (3.18m x 3.10m)

Fully double glazed, laminate flooring, polycarbonate roof, wall heater, double doors leading to rear garden.

Kitchen

15' 6" x 9' 9" (4.72m x 2.97m)

Fitted with an ample range of base and eye level units, work surfaces, tiled splashbacks, built in four ring gas hob with concealed extractor over, built in upright oven and grill, sink unit with one and a half bowl and single drainer, serving hatch, radiator, vinyl flooring, coved ceiling, double glazed windows to rear and opaque glazed sliding door from kitchen through to:

Inner Lobby

6' 3" x 4' 8" (1.91m x 1.42m)

Plumbing for washing machine, storage cupboards, double glazed window to side, double glazed door leading to rear garden, sliding door to:

Ground floor WC

Low level wc, wash hand basin, radiator, tiled splashbacks, vinyl flooring, opaque double glazed window to side.

First Floor Landing

Dado rail, picture rail, ceiling, wall lights, cupboard housing water tank, radiator, double glazed double doors to front SOUTH FACING BALCONY.

Bedroom 1

17' 3" x 10' 7" (5.26m x 3.23m)

Length to bay window and width to wardrobe. Double glazed bay window to front with opaque coloured fan lights over, ample built in wardrobe space with overhead storage and built in dress unit, picture rail, radiator.



**Bedroom 2**

12' 8" x 13' 2" (3.86m x 4.01m)

Double glazed windows to rear, carpeted, radiator, picture rail.

Bedroom 3

13' 5" x 8' 3" (4.09m x 2.51m)

Double glazed window to front with opaque coloured leaded fan lights over, wall papered walls, built in cupboard, radiator, picture rail.

Bedroom 4

9' 10" x 7' 0" (3.00m x 2.13m)

Double glazed windows to rear, carpeted, built in cupboard, picture rail, radiator.

Bathroom/WC

8' 3" x 8' 0" (2.51m x 2.44m)

White suite comprising panelled bath, close coupled push button wc, pedestal wash hand basin, independent tiled shower cubicle, recessed spotlights, access to loft, wall mounted fan heater, radiator, tiled splashbacks, vinyl flooring, opaque double glazed window to rear.

Garden

Attractive rear garden with patio area to the immediate rear, well stocked, mainly laid to lawn with flower and shrub borders, fencing to boundaries, cold water tap, gated side access to the front with double gates leading to off street parking and garage.

Front Garden

Attractive front garden with mature flower and shrub borders, laid to lawn.

Garage

Single Integral garage with power and lighting.





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Dedman Gray, 103 The Broadway - SS1 3HQ

01702 311042

sales@dedmangray.co.uk

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

