

**DEDMAN  
GRAY**

[www.dedmangray.co.uk](http://www.dedmangray.co.uk)

**DEDMAN  
GRAY**  
Residential  
**FOR SALE**  
01702 311042  
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8 Highfield Grove, Westcliff-On-Sea

£350,000



Immaculate 3-bed semi-detached house with modern features and traditional charm. Ideal for families, boasting spacious rooms, conservatory, and stylish interior. Lovely garden with decking area. Convenient off-street parking. No chain. Ideal for modern living in a desirable location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi detached house
- Three bedrooms
- Three reception rooms
- Cloakroom
- Large fitted kitchen
- Conservatory
- 4 Piece family bathroom
- Off street parking to front
- No onward chain

**Hardwood entrance door leading to:**

**Entrance Hall**

One double radiator, stairs to first floor with understairs storage area, coving to textured ceiling.

**Cloakroom**

Obscure double glazed window to side, low flush WC, wash hand basin, tiled floor, textured ceiling .

**Lounge** 13' 4" x 12' 1" (4.06m x 3.68m)

Double glazed bay window to front, one radiator and double doors to:

**Dining Room** 12' 4" x 10' 8" (3.76m x 3.25m)

Wooden flooring, coving to textured ceiling, one radiator.

**Reception Room** 10' 4" x 7' 8" (3.15m x 2.34m)

Wooden flooring, one radiator, coving to textured ceiling and double glazed door to:

**Conservatory** 8' 7" x 8' 3" (2.62m x 2.51m)

Double glazed window to rear and side with double doors to rear giving access to the garden, wooden flooring.

**Kitchen** 19' 9" x 8' 6" (6.02m x 2.59m)

Double glazed window to rear, enamel sink unit with mixer taps inset to worktop, plumbing for washing machine, range of base and eye level units, built in 4 ring gas hob with extractor fan above, slim line dishwasher, built in wine rack, built in oven with separate microwave, wall mounted boiler, tiled floor, smooth plastered ceiling with spot lights double glazed door to side.

**First Floor Landing**

Obscure double glazed window to side, smooth plastered ceiling, loft hatch.

**Bedroom 1** 13' 8" x 9' 2" (4.17m x 2.79m)

Double glazed bay window to front, one radiator, smooth plastered ceiling , fitted wardrobes to one wall.

**Bedroom 2** 12' 10" x 8' 4" (3.91m x 2.54m)

Double glazed window to rear, one radiator, textured ceiling.





**Bedroom 3** 7' 9" x 6' 8" (2.36m x 2.03m)

Double glazed window to front, wooden flooring, picture rail, textured ceiling.

**Family Bathroom** 7' 8" x 7' 4" (2.34m x 2.24m)

Obscure double glazed window for rear, bath with mixer taps, shower cubicle, low flush WC and wash hand basin with mixer taps, smooth plastered ceiling with spotlights, wooden flooring.

**Rear Garden**

To the rear is a lawned garden with steps to the rear leading up to some decking, which is ideal for Alfresco dining, outbuilding, side gate access and external tap.

**Off street**

1 Parking Space

To the front is off street parking for one car.

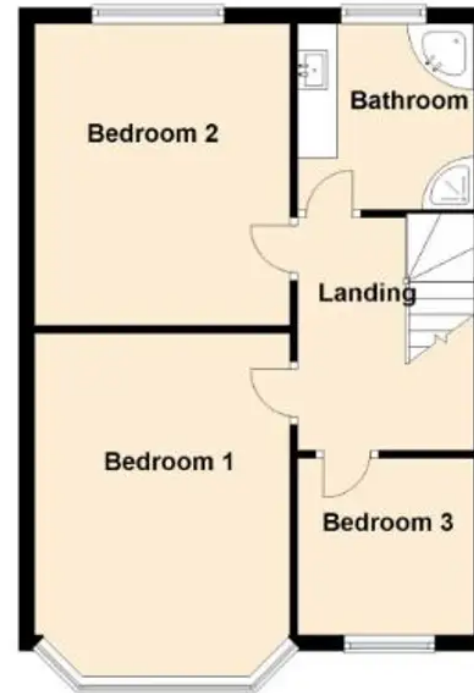
### Ground Floor

Approx. 67.6 sq. metres (727.3 sq. feet)



### First Floor

Approx. 43.9 sq. metres (472.9 sq. feet)



Total area: approx. 111.5 sq. metres (1200.1 sq. feet)



## Dedman Gray

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