

**DEDMAN
GRAY**

www.dedmangray.co.uk

152 Manners Way, Southend-On-Sea

Offers In Excess of **£450,000**



Extended 3 bed bungalow with spacious living area, 3 double bedrooms and potential to extend into loft. Conveniently located near retail park, shops, bus routes, airport and train station. No onward chain. Rear garden with patio, side access, gated rear driveway, ample parking and single garage with power.

Council Tax band: C

- Extended detached bungalow
- Three double bedrooms
- Large lounge 17'17 x 17'6
- Bathroom with four piece suite
- Potential to extend into loft STPP
- Walking distance to retail park
- Within close proximity of local shops and bus routes
- Walking distance to London Southend Airport & train station
- No onward chain

Entrance Hall

Obscured double glazed entry door, obscured double glazed window to side, loft hatch providing access to a partly boarded loft with potential to extend STPP, fitted storage space, radiator, carpet, coved textured ceiling.

Dining Room

13' 5" x 12' 7" (4.09m x 3.84m)

Double glazed window to rear, single glazed door to rear garden, radiator, carpet, coved smooth plastered ceiling.

Lounge

17' 7" x 17' 6" (5.36m x 5.33m)

Double glazed French doors to rear garden, double glazed window to front, gas fireplace, radiator, carpet, coved smooth plastered ceiling.

Kitchen

11' 10" x 7' 9" (3.61m x 2.36m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, 4 ring gas hob with extractor hood over, space for fridge freezer, space and plumbing for washing machine, double glazed windows to side and rear, partly tiled walls, carpet, coved textured ceiling, single glazed door leading to:

Sun Room

11' 2" x 5' 9" (3.40m x 1.75m)

Single glazed windows to all aspects, single glazed door to rear garden, space for tumble dryer, tiled flooring.

Bedroom 1

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

Double glazed bay window to front, radiator, carpet, coved textured ceiling.

Bedroom 2

11' 3" x 10' 0" (3.43m x 3.05m)

Double glazed window to front, fitted wardrobes, radiator, carpet, coved textured ceiling.

Bedroom 3

9' 9" x 9' 9" (2.97m x 2.97m)

Double glazed window to side, radiator, carpet, coved textured ceiling.

Bathroom

Four piece suite comprising of a shower unit, panelled bath, wash hand basin with vanity unit, low level W.C, obscured double glazed windows to side, airing cupboard, radiator, carpet.





Rear Garden

Laid to lawn with flower and shrub borders, patio seating area, side access to front, gated access to rear driveway, access to garage.

Front Garden

Laid to lawn with flower and shrub borders.

Garage

Single Garage

Private drive to rear with single garage with up and over door to front, power and light, personal door leading to garden.





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