

**DEDMAN  
GRAY**

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

50 Rylands Road, Southend-On-Sea

£425,000



Spacious 6-bed end-terrace house in sought-after area. Offering versatile living over 3 floors, 2 reception rooms, 2 bathrooms, large kitchen, garage, rear garden, and off-street parking. Ideal for families seeking comfort and convenience.

Council Tax band: C

Tenure: Freehold

- Spacious 6 bedroom end terraced house
- Two good size reception rooms
- Two bathrooms
- Large kitchen
- Garage to rear
- No onward chain
- Over three floors
- Good size rear garden
- Off street parking to front

**Entrance**

UPVC glazed entrance door with glazed sidelight to:

**Entrance Hall** 15' 4" x 5' 5" (4.67m x 1.65m)

Stairs leading to the first floor, one radiator, picture rail, smooth plastered ceiling, ceiling rose, understairs storage cupboard with obscure double glazed window to side, new carpets.

**Lounge** 14' 4" x 12' 0" (4.37m x 3.66m)

Double glazed bay window to front, radiator, feature fireplace, picture rail, smooth plastered ceiling with central ceiling rose and light, new carpets.

### Dining Room

19' 0" x 10' 9" (5.79m x 3.28m)

narrowing to 7'9. Window to rear and double glazed double doors giving access to the garden, wooden flooring, two radiators, dado rail, textured ceiling, door to:

### Ground Floor Shower Room

Comprising sower cubicle, wash hand basin, low flush wc, smooth plastered ceiling with downlights.

**Kitchen** 15' 5" x 6' 6" (4.70m x 1.98m)

Double glazed window to rear with views overlooking the garden, further obscure window to side, stainless steel sink unit with mixer taps inset to worktop, range of base and eye level cupboards with recess for kitchen appliances, built in 4 ring gas hob with extractor fan above and separate oven, wall mounted boiler for hot water and gas central heating (not tested), radiator, new lino flooring, smooth plastered ceiling with downlights.

### First Floor Landing

Obscure double glazed window to side, stairs leading to second floor, new carpets, smooth plastered ceiling with spotlights.

**Bedroom 1** 14' 5" x 11' 5" (4.39m x 3.48m)

Double glazed bay window to front, radiator, picture rail, smooth plastered ceiling.

### Bedroom 2

12' 10" x 10' 5" (3.91m x 3.18m)

Measured to cupboard. Double glazed window to rear, built in cupboard with shelving, radiator, picture rail, smooth plastered ceiling, new carpets.

**Bedroom 3** 7' 7" x 6' 1" (2.31m x 1.85m)

Double glazed window to front, radiator, smooth plastered ceiling.

**Bathroom** 6' 7" x 6' 1" (2.01m x 1.85m)

Obscure double glazed window to rear, panelled bath with mixer taps and separate wall mounted Triton T80 electric shower and shower screen, was hand basin with mixer taps, low flush wc, wall mounted medicine cabinet and heated towel rail, smooth plastered ceiling, downlights.





### **Second floor landing**

Obscure double glazed window to side, smooth plastered ceiling, doors to:

### **Bedroom 4** 11' 2" x 8' 8" (3.40m x 2.64m)

Double glazed window to rear, radiator, smooth plastered ceiling, new carpet.

### **Bedroom 5** 13' 3" x 8' 6" (4.04m x 2.59m)

Double glazed skylights to front, radiator, new carpets. Restricted headroom to one side, smooth plastered ceiling.

### **Bedroom 7** 7' x 5' 9" (2.31m x 1.75m)

Double glazed window to rear, radiator, smooth plastered ceiling, new carpet.

### **Rear Garden**

Block paved patio area leading to a lawned rear garden giving access to a shed at the rear, side gate access.

### **Garage**

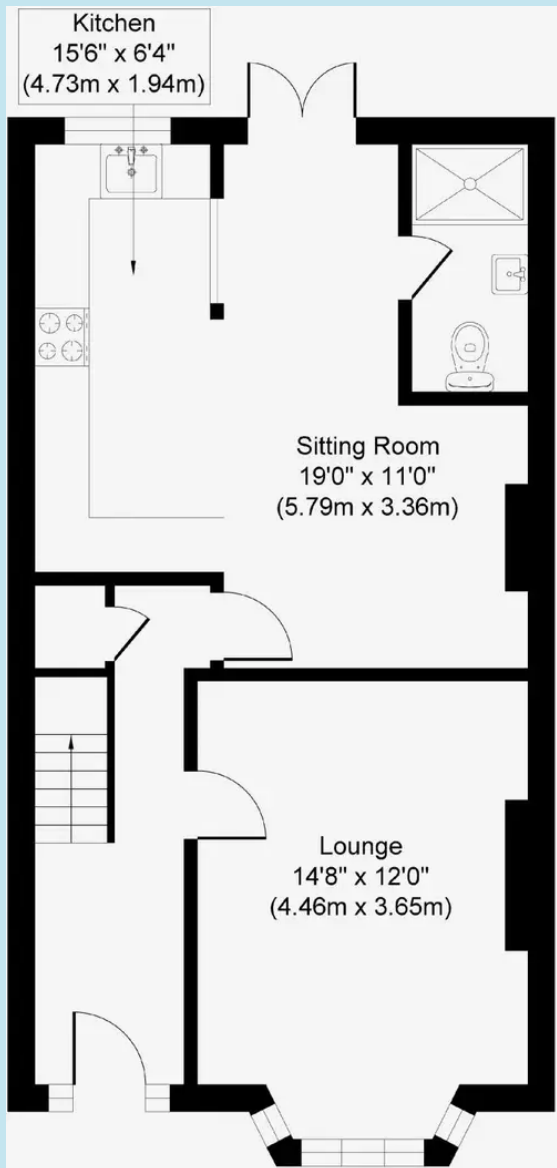
Single Garage

To the rear there is a garage with up and over door and hardstanding area to front.

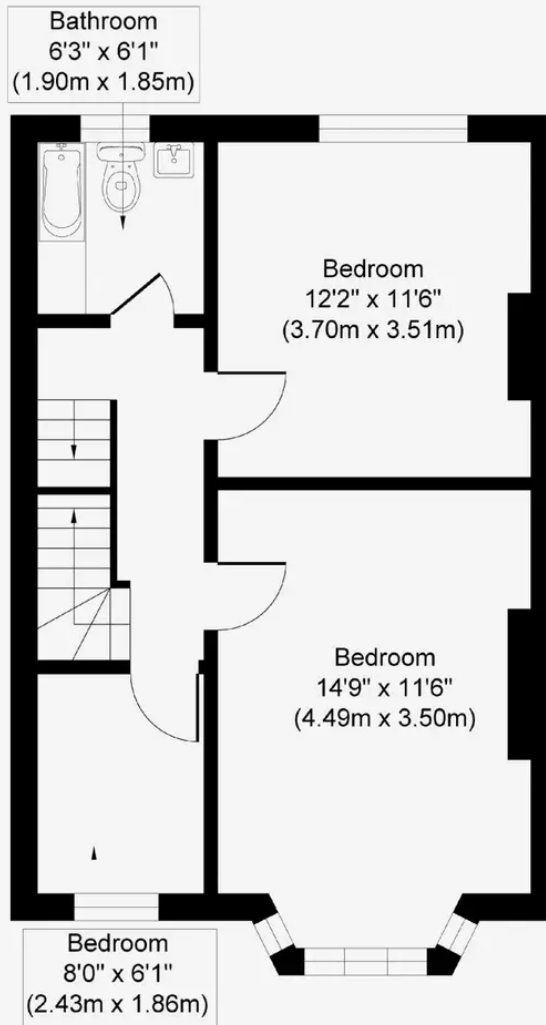
### **Off street**

1 Parking Space

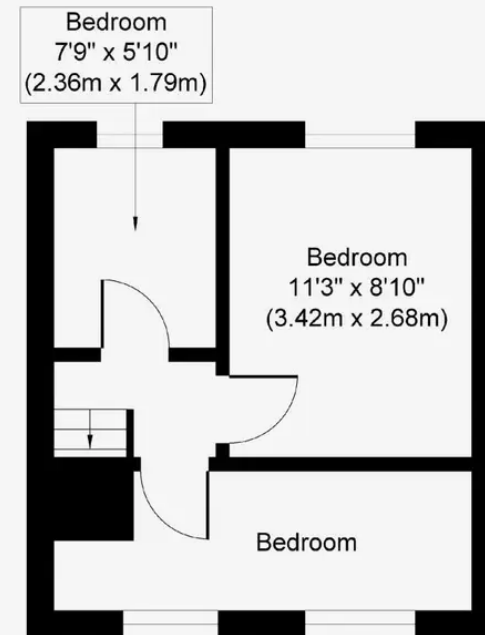
Hardstanding area for off street parking for one car.



**Ground Floor**  
Approximate Floor Area  
621.93 sq. ft  
(57.78 sq.m)



**First Floor**  
Approximate Floor Area  
499.40 sq. ft  
(46.39 sq.m)



**Second Floor**  
Approximate Floor Area  
254.35 sq. ft  
(23.63 sq.m)

**Approximate Gross Internal Floor Area 1375.69 sq. ft / 127.80 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.



## Dedman Gray

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