

**DEDMAN
GRAY**

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69 Butterys, Southend-On-Sea

£410,000



Immaculate 4-bed terraced townhouse in Thorpe Greens School catchment. Spacious living over 3 floors, 2 living rooms, modern kitchen, off-street parking, and approx. 45' west-facing rear garden. Delightful blend of indoor sophistication and outdoor tranquillity.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Over three floors
- Modern fitted kitchen/breakfast room
- Two living rooms
- Thorpe Greens School catchment
- West facing garden
- Off street parking
- Close to amenities
- 4 Bed Terraced town house
- Downstairs cloakroom

Recessed storm porch

Recessed storm porch with entrance door to:

Entrance Hall

Stairs to first floor, radiator, laminate wood flooring, doors to:

Cloakroom

White suite comprising low level wc, wall mounted wash hand basin, laminate wood flooring, obscure double glazed window to front.

Kitchen/Breakfast Room

17' 3" x 7' 11" (5.26m x 2.41m)

Range of modern fitted base units with toning working surfaces over, inset single drainer stainless steel sink unit, space and plumbing for washing machine and dishwasher, gas cooker with extractor hood over, matching range of wall mounted units, radiator, laminate wood flooring, double glazed window to front.

Lounge

15' 7" x 9' 11" (4.75m x 3.02m)

Double glazed sliding patio doors to rear garden, additional double glazed window to rear, radiator, laminate wood flooring, coved ceiling.

First Floor Landing

Bedroom 4

10' 0" x 7' 4" (3.05m x 2.24m)

Double glazed window to rear, radiator, built in wardrobe cupboard.

Second Lounge

15' 7" x 11' 6" (4.75m x 3.51m)

Two double glazed windows to front, radiator, coved ceiling, door to:

Lobby

Built in airing cupboard, staircase to second floor, door to:

Bathroom

Modern white suite comprising panelled shower bath with glazed shower screen and shower unit over, pedestal wash hand basin, low level wc, fully tiled walls, heated towel rail, obscure double glazed window to rear.

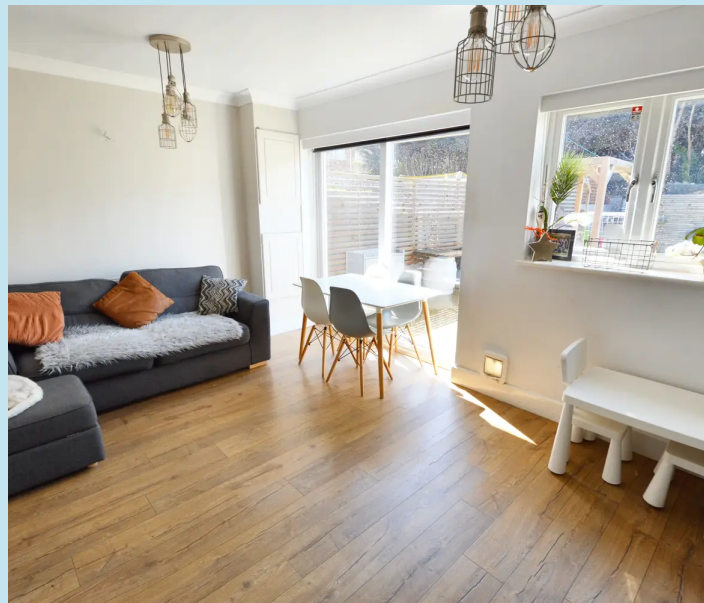
Second Floor Landing

Doors to:

Bedroom 3

8' 8" x 7' 8" (2.64m x 2.34m)

Double glazed window to front, radiator, coved ceiling.



**Bedroom 2**

11' 6" x 7' 7" (3.51m x 2.31m)

Double glazed window to front, radiator, built in wardrobe cupboard, coved ceiling.

Main bedroom

15' 6" x 10' 1" (4.72m x 3.07m)

Two double glazed windows to rear, radiator, coved ceiling.

Rear Garden

Approximately 45' west facing rear garden comprising patio area, remainder mostly laid to lawn.

Front Garden

Small lawned area, path leading to front door.

OFF STREET

2 Parking Spaces

Off street parking for at least two vehicles.





Dedman Gray

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