

**DEDMAN
GRAY**

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63 Southchurch Boulevard, Southend-On-Sea

£695,000 Freehold



Iconic Southchurch Boulevard detached chalet bungalow with 3 double bedrooms, master en-suite, large kitchen, open lounge/diner, ground floor WC, shower room, double length garage. 60ft garden with patio, lawn, mature trees. Close to shops, train station. Functional and delightful outdoor space.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Iconic Southchurch Boulevard Setting
- Versatile Detached Chalet
- Three Double Bedrooms
- Large Kitchen/Breakfast Room
- En-Suite to the Master Bedroom
- Double Length Garage and Large 60ft Garden
- Ground Floor WC and Shower Room
- Open Plan Lounge/Diner
- Close to local shops and Southend East train station

Entrance

Feature lead light UPVC obscure double glazed entrance door leads to:-

Entrance porch

Obscure double glazed leadlight windows to both side aspects. Quarry style tiled flooring. Further hardwood door leads to:-

Reception Hallway 14' 0" x 8' 11" (4.27m x 2.72m)

Smooth plastered ceiling. Feature triple glazed stained glass window to the side with beautiful brick built fireplace under. Solid oak parquet floor. Storage cupboard with further storage over. Doors to:-

Bedroom 2 16' 11" x 11' 7" (5.16m x 3.53m)

Feature double glazed leadlight window to the front aspect overlooking this beautiful tree line Boulevard. Obscure double glazed window to the side aspect. Double radiator.

Inner Hall Covings to smooth ceiling. Double radiator. Stairs to first floor. Doors to:-

Shower Room 8' 8" x 7' 11" (2.64m x 2.41m)

Coving to smooth high ceiling. Feature stunning triple glazed stained glass window to the side aspect. Quality tiling to walls. This luxury white suite comprises a sink unit with mixer tap, w.c and large walk-in tiled shower enclosure with wall mounted shower. Extractor fan. Ample cupboard space. Large chrome heated towel rail.

Bedroom 3 11' 6" x 10' 5" (3.51m x 3.18m)

Smooth ceiling. Double glazed window to the front aspect, radiator.

Lounge 16' 6" x 14' 0" (5.03m x 4.27m)

Large double glazed lead light window to the front aspect. Feature fireplace with inset real gas fire. TV point Double radiator. Large open access onto:-

Dining Room 14' 0" x 10' 11" (4.27m x 3.33m)

Georgian style French doors with side panel windows leading onto the conservatory. Double radiator. Original feature stained glass window to the side aspect.

Conservatory/sun lounge 17' 1" x 14' 10" (5.21m x 4.52m)

Feature double glazed construction with double glazed windows and French doors to the rear aspect leading onto and overlooking the garden. Quality wood effect flooring. TV point. Double radiator. Open arched access onto the kitchen/diner. Personal door to the garage.





Kitchen/breakfast Room 17' 2" x 12' 1" (5.23m x 3.68m)

Coving to smooth high ceiling with multiple inset downlighters. Large double glazed window to the rear aspect overlooking the garden. Quality wood flooring. The kitchen comprises a modern and extensive range of base and wall level storage units complimented with roll edge work tops. Inset sink unit with mixer tap. Bosch five ring gas hob with feature extractor hood above. Built in Bosch double oven. Integrated fridge freezer and dishwasher. Obscure double glazed door to the side providing exterior access. Double radiator. Quality tiling to walls. Door to:-

Cloakroom Coving to smooth ceiling. Double glazed window to the rear aspect. Feature tiling to floor and walls.

The modern white suite comprises a wc and a sink unit.

First floor landing Coving to smooth ceiling. Double glazed leadlight window to the side aspect. Door to:-

Bedroom 1 21' 7" x 16' 8" (6.58m x 5.08m)

Smooth ceiling. Double glazed window to the front aspect overlooking this pretty Boulevard. Double radiator. Extensive array of built in part mirrored wardrobes with inset drawers. Two large eaves storage cupboards. Door to:-

En-Suite

Smooth ceiling. The white suite comprises a sink unit with mixer tap, w.c, bidet with mixer tap and large walk-in tiled shower enclosure with wall mounted shower. Chrome heated towel rail. Quality tiling to walls. Chrome extractor fan.

Garden

The garden commences with a hard standing patio area. Courtesy door leads to the garage. External power point and tap. The remainder is beautifully laid to lawn with a mature array of flowers, shrubs and trees. Fencing to all boundaries. To the rear there is a raised lawned area with a pretty mature tree.

Garage

Double Garage - Dual opening doors. Power and light connected. Space for utility appliances. Obscure double glazed courtesy door leads onto the garden.





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