

**DEDMAN
GRAY**

www.dedmangray.co.uk

14 Stanfield Road, Southend-On-Sea

In Excess of £325,000



This charming period family home features 3 bedrooms, 2 reception rooms, and a family bathroom with double glazing. A 65' rear garden with outbuilding, patio, shed, and summerhouse. Off-street parking. Close to amenities. Ideal for comfortable family living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Mid terraced period family home
- Three bedrooms
- Two reception rooms
- Family bathroom/wc
- Approx 65' rear garden with outbuilding
- Close to local amenities
- Double glazed
- Off street parking for two vehicles

Porch

Obscure double glazed entrance door with obscure double glazed side light to :

Entrance Hall

Stairs leading to the first floor, understairs storage cupboard, one radiator, picture rail.

Dining Room

14' 2" x 10' 6" (4.32m x 3.20m)

Double glazed bay window to front, one radiator, picture rail, feature fireplace.

Lounge

15' 1" x 9' 2" (4.60m x 2.79m)

Double glazed window and door to rear giving access to the garden, picture rail, one radiator.

Kitchen

11' 10" x 6' 3" (3.61m x 1.91m)

Double glazed door to rear, a fitted kitchen that comprises of a range of base and eye level units, built in oven and separate hob, plumbing for washing machine, stainless steel sink with mixer taps which is inset to worktop.

First Floor Landing

One radiator, picture rail, loft hatch.

Bedroom 1

14' 1" x 9' 10" (4.29m x 3.00m)

Double glazed window to front, one radiator, picture rail.

Bedroom 2

11' 6" x 9' 10" (3.51m x 3.00m)

Double glazed window to rear, one radiator, picture rail, built in cupboard.

Bedroom 3

8' 2" x 5' 11" (2.49m x 1.80m)

Double glazed window to rear, one radiator, picture rail, built in cupboard.

Family Bathroom

5' 11" x 4' 11" (1.80m x 1.50m)

Obscure double glazed window to rear, panelled bath with mixer taps with rainfall shower over and shower attachment, low flush WC, wash hand basin.





REAR GARDEN

Paved patio leading to a lawned garden with flower and shrub borders and to the rear a shed to remain and a summerhouse ideal for storage or relaxing. External WC.

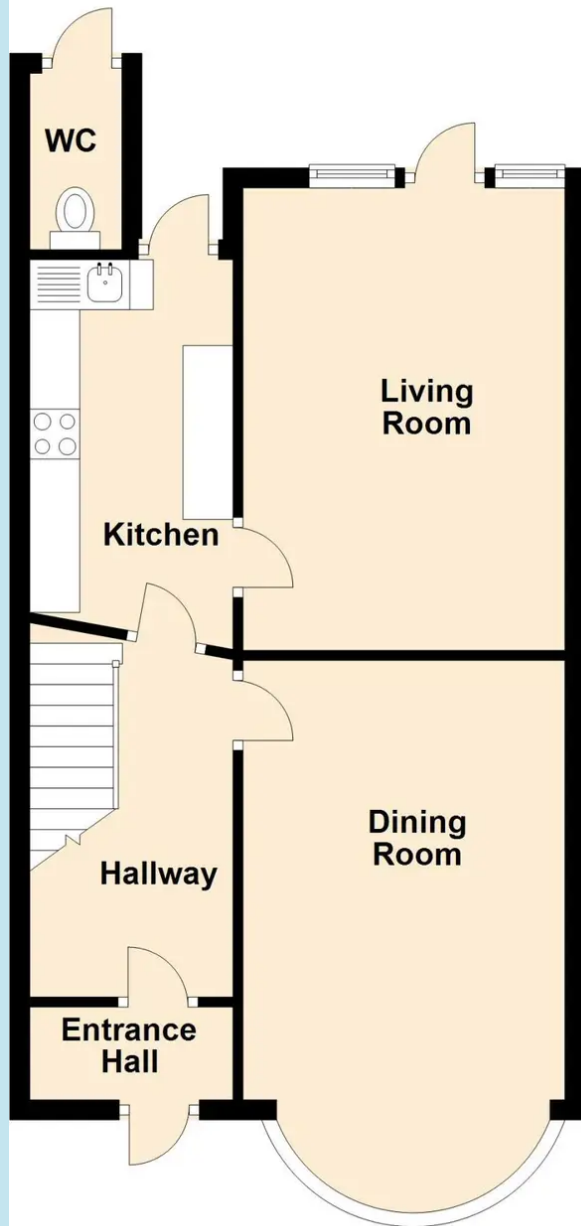
OFF STREET

2 Parking Spaces

Off street parking.

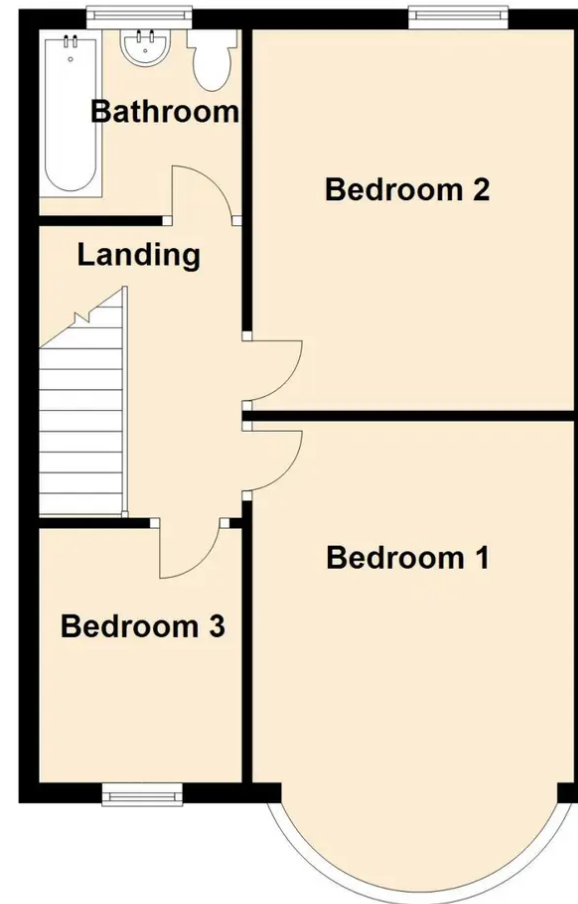
Ground Floor

Approx. 49.7 sq. metres (534.8 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.6 sq. feet)



Total area: approx. 90.7 sq. metres (976.3 sq. feet)



Dedman Gray

Dedman Gray, 103 The Broadway - SS1 3HQ

01702 311042

sales@dedmangray.co.uk

<http://www.dedmangray.co.uk>

