

**DEDMAN
GRAY**

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21 Hayes Barton, Southend-On-Sea

Southend-On-Sea

In Excess of **£800,000**



This spacious 4-bed detached home in sought-after area offers a family-friendly layout with 4 reception rooms, fitted kitchen, 2 bathrooms, utility room, and tranquil garden. Close to train station and within the Bournes Green school catchment. Features garage, ample parking, and covered decking patio for alfresco dining.

Council Tax band: F

Tenure: Freehold

- Spacious family home situated in a Sought After Location
- 4 good sized bedrooms
- 4 reception rooms
- Fitted kitchen
- 4 piece family bathroom
- En - suite bathroom to master bedroom
- Utility Room
- Secluded and tranquil established rear garden
- Short Walk to Mainline Railway Station
- Bournes Green School Catchment Area

Entrance

UPVC lead lite entrance door and sidelight to Porch 6'3 x 4'4, tiled floor and a hardwood entrance door leading to

Entrance Hall 7' 9" x 7' 5" (2.36m x 2.26m)

Wooden laminate flooring, one radiator, coving to smooth plastered ceiling, double built in wardrobe with sliding mirror doors.

Lounge 19' 11" x 11' 7" (6.07m x 3.53m)

Spacious lounge with double glazed lead lite window to front, wooden laminate flooring, coving to smooth plastered ceiling, 2 radiators, leads to:

Dining Room Narrowing to 8'5, double glazed lead lite window to rear and doors leading out on to the garden, wooden laminated flooring, coving to smooth plastered ceiling, one radiator and door to:

Study 12' 6" x 7' 6" (3.81m x 2.29m)

Double glazed lead lite window to rear, one radiator, coving to smooth plastered ceiling - (Please note the vendor is currently using this as a craft room)

Kitchen 13' 9" x 10' 4" (4.19m x 3.15m)

Kitchen comprises of fitted base and eye level units with concealed lighting, wooden worktops with inset stainless steel sink unit mixer taps, recess for a large range master cooker with extractor fan above, integrated fridge/freezer, wooden flooring, smooth plastered ceiling with downlighters and open plan to

Snug Room 14' 8" x 10' 3" (4.47m x 3.12m)

Double glazed lead lite door leading to the garden and further double glazed lead lite doors to side, wooden laminated flooring, smooth plastered ceiling with downlighters

Inner hall

Obscure double glazed lead lite door to side, wooden laminated flooring, coving to smooth plastered ceiling with downlighters, built in cupboard and door to:

Cloakroom

Obscure double glazed lead lite window to side, low flush WC, one radiator, smooth plastered ceiling with downlighters, wash hand basin with mixer taps, wooden laminate flooring.

Utility Room 5' 7" x 4' 7" (1.70m x 1.40m)

Obscure double glazed lead lite window to side, one radiator, textured ceiling, plumbing for washing machine, base and eye level units, cupboard housing the gas meter and door that gives access to the garage.

First floor landing

Large landing , one radiator, coving to smooth plastered ceiling, loft hatch, built in double cupboard

Bedroom 1 17' 1" x 13' 6" (5.21m x 4.11m)

Narrowing to 7'7, double glazed lead lite window to front, two radiators, large built in cupboard, wall mounted aircon unit and door to:





En-suite bathroom 10' 4" x 6' 6" (3.15m x 1.98m)

Obscure double glazed lead lite window to rear, freestanding bath with mixer taps, shower cubicle with mixer taps, low flush WC, vanity wash hand basin with mixer taps, tiled floor, wall mounted medicine cabinet, smooth plastered ceiling with down lighters.

Bedroom 2 14' 1" x 9' 8" (4.29m x 2.95m)

Double glazed lead lite window to front, one radiator, smooth plastered ceiling

Bedroom 3 11' 5" x 11' 4" (3.48m x 3.45m)

Double glazed lead light window to rear, one radiator, coving to smooth plastered ceiling.

Bedroom 4 9' 7" x 7' 7" (2.92m x 2.31m)

Double glazed lead lite window to rear, one radiator, coving to smooth plastered ceiling, built in double wardrobe with sliding mirror doors.

Family bathroom Obscure double glazed lead lite window to side, 4 piece suite comprising freestanding bath with mixer taps, shower cubicle, vanity unit with mixer taps, low flush WC, split level floor, smooth plastered ceiling, heated towel rail, tiled floor.

Garden

Lovely secluded garden which commences with a covered decking patio which is ideal for alfresco dining in the summer which leads to a lawned garden then onto an established garden with trees, flower and shrub borders. To the side is a cupboard which houses the boiler, side gate access.

Garage -Single Garage

Garages measures 14'5 x 12'10 and increases to 13'4, wooden sliding concertina doors to front, power and lighting. Housing the electric meter and door giving access to the utility room.

Off street parking for 3 vehicles

Good sized driveway for ample parking and access to the garage



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Dedman Gray, 103 The Broadway - SS1 3HQ

01702 311042

sales@dedmangray.co.uk

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

