

**DEDMAN
GRAY**

www.dedmangray.co.uk

44 Thurston Avenue, Southend-On-Sea

£465,000



Inviting 2-bed semi-detached chalet bungalow in sought-after Wick Estate. Features 2 reception rooms, spacious kitchen/diner, utility area, and cloakroom. Lovely lawned rear garden, off-street parking, potential to extend. No chain. Beautifully maintained garden with decking, timber sheds, side access, outdoor power supply. Driveway for one vehicle with room to expand. Charming property ready for new owners.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- 2 Good size bedroom semi detached chalet
- Two reception rooms
- Large kitchen/diner
- Utility area
- Cloakroom
- Lovely lawned and good size rear garden
- Off street parking to front
- Popular Wick Estate
- Scope to enlarge and extend (STP)
- No onward chain

Lounge 15' 7" x 11' 9" (4.75m x 3.58m)

Obscure double glazed lead lite window to side, low flush WC, wash hand basin with mixer taps, picture rail, smooth plastered ceiling.

Dining Room 15' 1" x 11' 9" (4.60m x 3.58m)

Double glazed patio doors, one radiator, picture rail, coving.

Kitchen/Diner 13' 3" x 10' 8" (4.04m x 3.25m)

Double glazed window to rear with views overlooking the garden, range of base and eye level units with concealed lighting, enamel sink unit with mixer taps inset to the worktop, plumbing for a dishwasher, built in NEFF oven with grill above, built in 4 ring gas hob with extractor fan above, coving to smooth plastered ceiling.

Utility area 10' 7" x 6' 8" (3.23m x 2.03m)

Double glazed and obscure window to side, plumbing for washing machine, floor mounted boiler for hot water and gas central heating, one radiator, leading to kitchen.

First Floor Landing

Smooth plastered ceiling with loft hatch, cupboard housing cylinder and further storage over.

Bedroom 1 20' 4" x 9' 3" (6.20m x 2.82m)

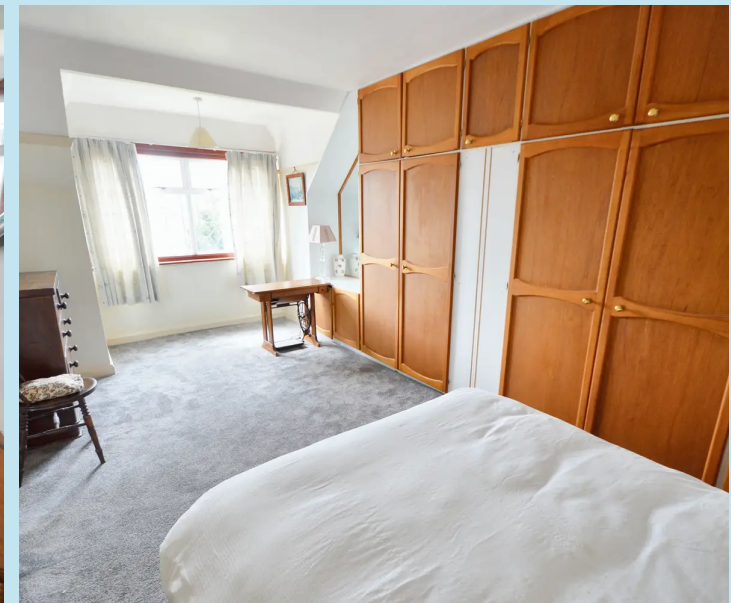
to wardrobe. Double glazed lead light window to front, picture rail, radiator, fitted wardrobes to one wall with base level storage and door to eaves.

Bedroom 2 13' 4" x 8' 6" (4.06m x 2.59m)

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

Wet Room 7' 9" x 7' 7" (2.36m x 2.31m)

Double obscured glazed window to side. Fitted with a modern three piece suite comprising low flush WC, pedestal wash hand basin. Large walk in shower with wall mounted electric Triton Belize shower with adjustable showerhead and glass screen. Fitted mobility seat. Fully tiled shower enclosure. Non slip wet room flooring. Half height wood panelled walls. Wall mounted radiator. Smooth plastered ceiling. Offering potential to accommodate both bath and separate shower.





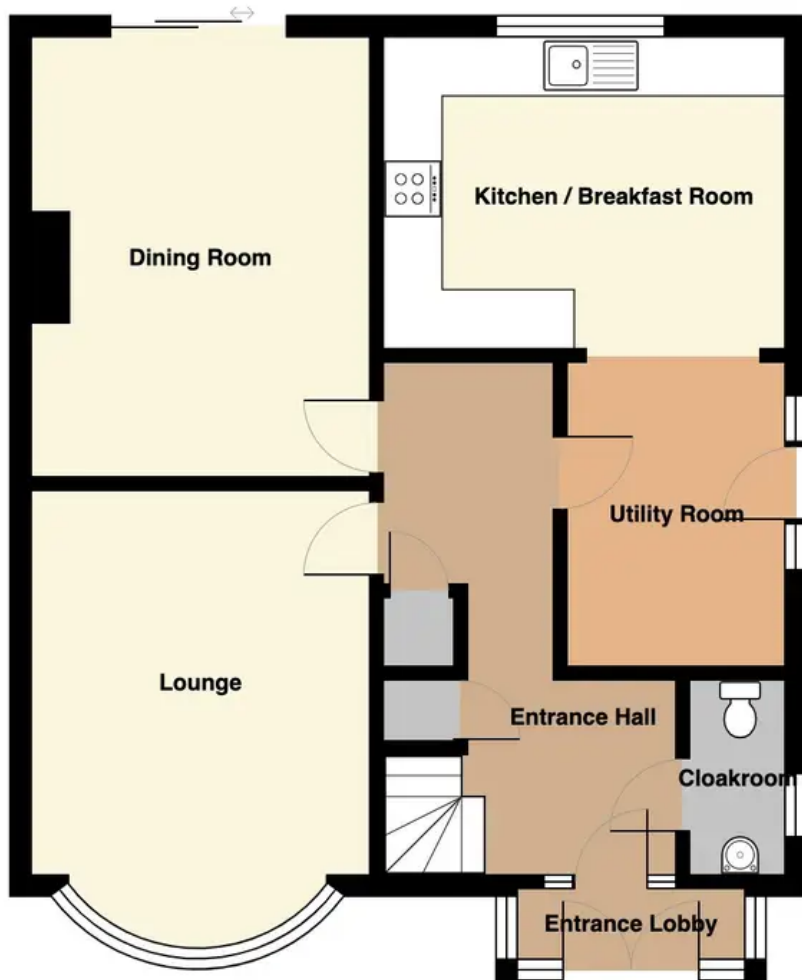
REAR GARDEN

The property benefits from a well-established rear garden which is mostly laid to lawn with mature planted borders. Large flower bed to rear. Raised decking area to rear of dining room. Two timber sheds. Access to side. Outdoor power supply.

OFF STREET

1 Parking Space

The property benefits from driveway to front providing ample off street parking for one vehicle with potential to create additional off street parking if required. Remainder of frontage is laid mostly to lawn with mature planted borders.





Dedman Gray

Dedman Gray, 103 The Broadway - SS1 3HQ

01702 311042

sales@dedmangray.co.uk

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

