

**DEDMAN  
GRAY**

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49 Dandies Drive, Leigh-On-Sea

£450,000



A stunning 3 bed detached house with modern kitchen, spacious living area, and conservatory. Includes family bathroom, double garage, and off-street parking. Charming outdoor space with seating area and lawned garden. Conveniently located with easy access to amenities and transport links.

Council Tax band: D

Tenure: Freehold

- Detached family home
- 3 Bedrooms
- Modern fitted kitchen, Living and Dining Room
- Conservatory
- Family bathroom
- Corner plot
- Double garage and off street parking
- Within close proximity to amenities
- Easy access to A127 and transport link

#### **Entrance Hall**

10' 2" x 6' 2" (3.10m x 1.88m)

Double glazed panelled entrance door, stairs to first floor, understairs storage area housing meters, built in storage area, radiator, coving to ceiling, wood effect flooring.

#### **Living/Dining Room**

21' 1" x 12' 8" (6.43m x 3.86m)

Double glazed window to front, feature fireplace, radiator, coving to ceiling, wood effect flooring.

**Dining Room** 9' 0" x 9' 0" (2.74m x 2.74m)

Double glazed window to side, radiator, coving to ceiling, wood effect flooring, double glazed French door leading to conservatory.

**Conservatory** 9' 6" x 7' 0" (2.90m x 2.13m)

Double glazed window to side and rear, tiled flooring, double glazed French door leading to rear garden.

**Kitchen/Breakfast Room** 19' 0" x 9' 6" (5.79m x 2.90m)

Double glazed window to rear, fitted with a range of base and wall mounted units, roll top work surfaces incorporating sink and drainer, integrated oven, four ring gas hob with extractor fan over, space and plumbing for appliances, radiator, smooth plastered ceiling, wood effect flooring.

**First Floor Landing**

8' 7" x 6' 10" (2.62m x 2.08m)

Narrowing to 6'2. Double glazed window to side, coving to ceiling, loft access.

**Master Bedroom** 11' 9" x 10' 6" (3.58m x 3.20m)

Double glazed window to front, fitted wardrobe, built in storage area, radiator, smooth plastered ceiling, wood effect flooring.

**Bedroom 2** 12' 0" x 8' 11" (3.66m x 2.72m)

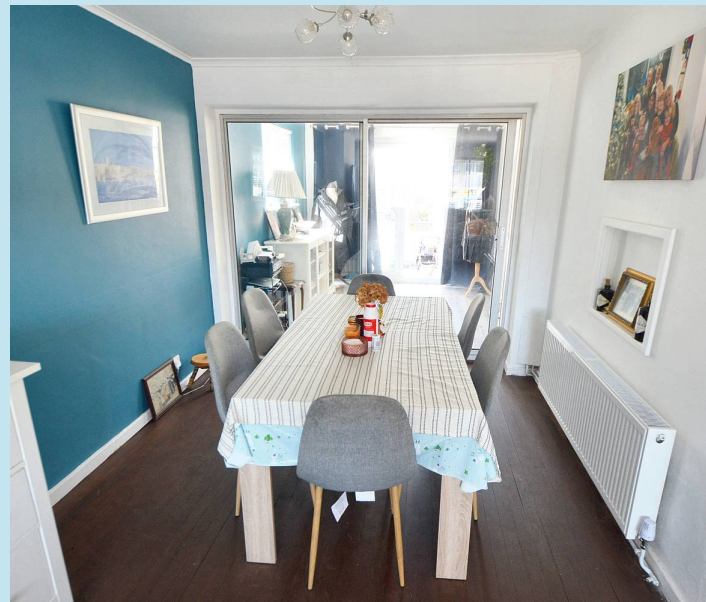
Double glazed window to rear, radiator, coving to ceiling, wood effect flooring.

**Bedroom 3** 8' 8" x 8' 5" (2.64m x 2.57m)

Narrowing to 5'3. Double glazed window to front, built in storage area, smooth plastered ceiling, wood effect flooring.

**Family Bathroom** 6' 9" x 5' 5" (2.06m x 1.65m)

Obscure double glazed window to rear, suite comprising panelled bath with raised shower system over, vanity wash hand basin, low level wc, tiled walls, tiled flooring.





## **GARDEN**

Paved seating area, mainly laid to lawn, decking to side, gated access to the rear. Cabin 24'3 x 9'. Glazed window to side, power and lighting, up and over door.

## **FRONT GARDEN**

Paved pathway leading to front entrance. Remainder laid to lawn.

## **DOUBLE GARAGE**

1 Parking Space

Electric up and over door, power and lighting. Parking to front of gardens.





## Dedman Gray

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