

19 Wansfell Gardens, Thorpe Bay, Essex, SS1 3SW  
£985,000

**bear**  
*Estate Agents*





**19 Wansfell Gardens, Thorpe Bay, Essex, SS1 3SW**  
**£985,000**  
**Council Tax Band: F**

**\*\* 2300 SQUARE FEET - FOUR/FIVE BEDROOM DETACHED HOUSE WITH DUAL LIVING POTENTIAL - BOURNES GREEN CATCHMENT \*\*** Bear Estate Agents are delighted to welcome to the market, this exceptionally spacious detached house boasting three reception rooms, a large kitchen plus a utility room, four/five bedrooms and two bathrooms. There is a double garage and ample off street parking for a large number of vehicles.

The accommodation comprises a welcoming entrance hall which leads to a large bay fronted lounge with a feature log burner, a spacious dining room, a convenient WC, an open plan dining room/snug which leads into the large kitchen and utility room. Four well-proportioned bedrooms are located on the first floor, as well as a versatile dressing room/bedroom/office, a three piece bathroom and a three piece shower room.

Further benefits include a laid to lawn garden which boasts a porcelain tiled patio and BBQ area, ample off-street parking for multiple vehicles on an 'in and out' driveway, a double garage, double glazing and gas central heating.

Wansfell Gardens is a quiet residential road in the heart of Thorpe Bay close to Thorpe Bay Train Station and bus links, as well as excellent schools, amenities and the seafront. The property is also situated within the Bournes Green School catchment.

**Entrance Hallway**  
17'1 x 6'10

**Lounge**  
19'5 x 12'5

**Dining Room**  
17'3 x 14'1

**Grand Kitchen and Dining Room/Snug**  
34'8 x 12'1

**Utility Room**  
11'6 x 10'4

**Guest w.c**  
4'5 x 2'10

**Landing**  
13'4 x 5'3

**Bedroom One**  
17'6 x 9'7

**Bedroom Two**  
13'1 x 10'1

**Bedroom Three**  
12'6 x 8'8

**Bedroom Four**  
10'2 x 10'3

**Dressing Room/Bedroom Five/Office**  
15'2 x 9'3

**Bathroom/w.c**  
8'5 x 5'6

**Shower Room/w.c**  
7'6 x 5'6

**Double Garage**  
19'8 x 17'5  
Access internally to the utility room.

**Garden**

**Off-Street Parking**  
There is an extensive frontage with access to the double garage and generous parking for numerous vehicles.















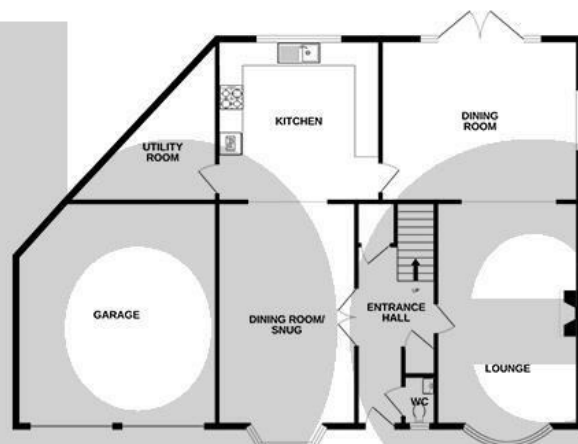
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GROUND FLOOR  
137.4 sq.m. (1479 sq.ft.) approx.



1ST FLOOR  
78.2 sq.m. (841 sq.ft.) approx.



TOTAL FLOOR AREA: 215.6 sq.m. (2320 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <span>EU Directive 2002/91/EC</span>		

75

65