



Burges Road, Thorpe Bay

Home Of Leigh are privileged to offer for sale this beautiful six bedroom detached character property built in 1911, standing on a substantial south backing plot with estuary views and located in the heart of the enviable Burges Road.

This stunning family home benefits from an entrance porch, an impressive and grand entrance hall with feature fireplace, a formal living room overlooking the rear garden, separate dining room and a fabulous south facing open plan kitchen/breakfast room with a separate utility room and ground floor shower room.

To the first floor there is a spacious landing, a master bedroom with en suite shower room plus three further double bedrooms and a family bathroom with separate cloakroom, whilst to the second floor there are two further double bedrooms.

Externally the property stands on a generous size south backing plot with well maintained gardens to both the front and rear with a detached garage and additional off street parking for several vehicles.

Located on Burges Road in the heart of Thorpe Bay, this wonderful and characterful property is perfectly positioned for the popular Broadway with its array of shops and restaurants as well as being within a short stroll of both Thorpe Bay mainline railway station, Thorpe Bay seafront, tennis club and golf club.

The property is conveniently located for four selective and well regarded grammar schools: Westcliff High School for Girls, Westcliff High School for Boys, Southend High School for Boys and Southend High School for Girls as well as nearby infant, junior and primary schools.



Accommodation Comprises

Entrance Porch 13'3 x 3'1

Windows to front and side aspect, tiled flooring, further part glazed entrance door leading to:

Entrance Hall 18'9 x 16'4 into bay

A grand and absolute beautiful entrance hall with stairs leading to the first floor accommodation, original Parquet wood flooring throughout, double glazed lead light coloured bay window to side aspect, additional coloured lead light windows to front, coved cornice to smooth plastered ceiling, plate rack, fitted bench seat, understairs storage cupboard, additional cloaks cupboard. Doors to:

Sitting Room 20'6 x 14'9

Double glazed lead light windows to rear with French doors opening out onto the rear garden, additional double glazed lead light windows to side

aspect, carpeted, feature cast iron fireplace with tiled back and hearth and attractive surround, coved cornice ceiling with central ceiling rose, two wall light points, three radiators.

Separate Dining Room 21'1 x 13'7

Double glazed bay window to front aspect with coloured lead light inserts over, carpeted, coved cornice to ceiling with central ceiling rose, feature fireplace with cast iron backing and tiled hearth with attractive cast iron surround, plate rack, bespoke fitted bookcase and cupboards to one wall, radiator.



cornice to ceiling with inset spotlighting, Amtico underfloor heating.

Utility Room 9'3 x 6'1

Double glazed obscure window to side aspect with adjacent door to side, matching square edge worksurfaces with inset sink unit with mixer tap, appliance space and plumbing for washing machine and dryer, concealed boiler (n/t), additional floor to ceiling fitted cupboards, Amtico flooring with underfloor heating, smooth plastered ceiling with inset spotlighting.

Stairs From Hall To:

First Floor Landing 22'5 x 14'10 max

A great size first floor landing with double glazed coloured lead light window to side, stairs leading to second floor accommodation, carpeted, smooth plastered ceiling, picture rail, radiator. Doors to:

Master Bedroom Recess 5'5 x 3'1

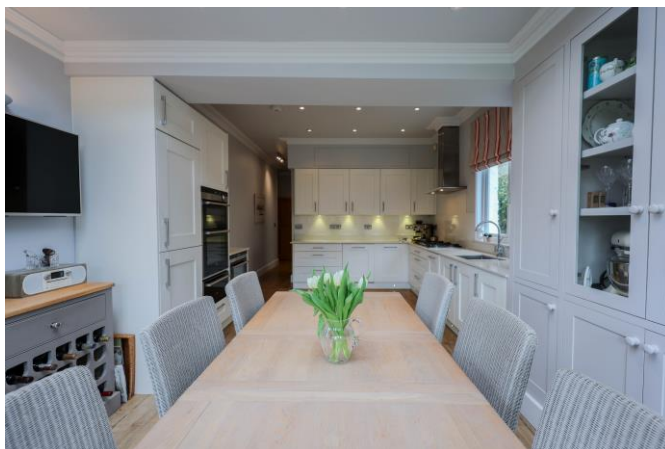
Carpeted, coved cornice to ceiling, picture rail, door to en-suite and open plan to:

Bedroom 15'9 into bay x 10'6 plus depth of wardrobes

Double glazed bay window to front aspect, carpeted, coved cornice to ceiling, picture rail, range of fitted floor to ceiling wardrobes to expanse of one wall, radiator.

En-Suite Shower Room 10'1 x 4'1

Double glazed obscure window to side aspect with bespoke fitted Plantation shutters, modern suite comprising fully tiled walk in shower cubicle with Rainfall shower head, low level WC, wash hand basin with mixer tap and vanity cupboards and drawers beneath, tiled flooring, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, cast iron effect radiator.



Kitchen Breakfast Room

Recess Area 10'7 x 2'1

With Amtico flooring and underfloor heating, coved cornice to ceiling with inset spotlighting. Open plan to:

Kitchen Area 21'1 x 12'4

Double glazed window to side aspect, further double glazed windows to rear with central French doors to garden and additional double glazed French doors to side. The kitchen is fitted to include a one and a quarter bowl stainless steel sink unit with mixer tap and additional hot water Quooker tap inset into a range of Quartz worksurfaces with an abundance of cupboards and drawers beneath, integrated double oven with warming drawer below, microwave, dishwasher, full height fridge and six ring gas hob with extractor hood above, integrated bin storage, matching range of eye level wall mounted units with concealed lighting beneath, further range of floor to ceiling storage cupboards with glazed doors, feature roof lantern, coved

Bedroom Two 15'1 x 15'1

Double glazed window to rear aspect with estuary views, additional double glazed windows to side, carpeted, coved cornice to ceiling, picture rail, radiator.

Bedroom Three 14'1 x 10'1

Double glazed bay window to front aspect, carpeted, coved cornice to ceiling, picture rail, original built in alcove storage wardrobe, radiator.

Bedroom Four 12'4 x 10'1

Double glazed window to rear aspect with estuary views, carpeted, smooth plastered ceiling, original fitted alcove wardrobe, picture rail, radiator.

Bathroom 9'3 x 7'1

Double glazed obscure window to side aspect, modern suite comprising bath with mixer tap and shower attachment and additional shower unit over, pedestal wash hand basin, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, built in airing cupboard housing hot water tank, heated towel rail.

Separate WC 5'8 x 2'1

Double glazed coloured lead light obscure window to side aspect, low level WC, fully tiled to surrounding walls, tiled flooring, smooth plastered ceiling with inset spotlighting.

Second Floor Landing

Double glazed coloured lead light obscure window to side aspect, carpeted, smooth plastered ceiling with inset spotlighting, dado rail. Doors to:

Bedroom Five 18'7 max x 12'5

Double glazed window to side aspect, carpeted, smooth plastered ceiling, built in eaves storage cupboard, radiator.

Bedroom Six 15'5 x 11'7

Double glazed window to rear aspect with estuary views, carpeted, smooth plastered ceiling, built in eaves storage cupboard, radiator.

Externally

Rear Garden

The property benefits from a great size south backing rear garden which commences with a paved patio area to the immediate rear creating a wonderful space for dining and entertaining. The remainder of the garden is laid to lawn with a feature pergola area and enclosed by screen panelled fencing and with an established range of flowers, shrub and Herbaceous borders, summerhouse (to remain), access to the garage and further side access to the front of the property.

Frontage

The property benefits from off street parking for several vehicles giving access to an detached garage. There is a further lawn and paved area to the front.













£1,350,000 Freehold

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