



57 Elm Grove

57 Elm Grove Thorpe Bay Essex SS1 3EY

Home Of Leigh are very excited to offer for sale this really cool and stylish four bedroom semi detached family home which is located within a stone throw of both Thorpe Bay Broadway and the mainline railway station, giving direct access to London Fenchurch Street.

The accommodation comprises; entrance hall, ground floor cloakroom, a fabulous open plan lounge & dining room plus an extended and beautifully appointed kitchen/breakfast room which also gives access to a separate office, whilst to the first floor there are four well appointed bedrooms and a three piece bathroom suite.

Externally the property benefits from a great size rear garden and off street parking to the front for several vehicles.

Located on Elm Grove in the heart of Thorpe Bay, this stylish character property is perfectly positioned for the Broadway with its array of shops and restaurants as well as being within a short stroll of the beach.



Accommodation Comprises

The property is approached via part glazed entrance door leading to:

Entrance Hall 11'9 x 6'1

A great size hallway with tiled flooring, feature half wood panelling to walls, stairs leading to the first floor accommodation. Doors to:

Ground Floor Cloakroom 4'1 x 2'1

Modern suite comprising low level WC, wall mounted wash hand basin, fully tiled to surrounding walls, tiled flooring.

Open Plan Lounge & Dining Room 29'9 x 14'1

An impressive dual aspect main living room with two clearly defined areas as follows:

Lounge 17'2 into bay x 14'1

Double glazed bay window to front aspect, exposed and varnished floorboards, feature fireplace with inset log burner, tiled hearth and an attractive wooden mantelpiece, coved cornice to ceiling with central ceiling rose, picture rail, range of bespoke fitted cupboards and shelving above, radiator. Open plan to:

Dining Room 13'9 x 12'3

Double glazed window to rear aspect, continuation of exposed and varnished floorboards, coved cornice to ceiling with central ceiling rose, picture rail, further range of matching bespoke fitted cupboards with shelving above and additional bar area, radiator.





Open Plan Kitchen Breakfast Room 16'1 x 13'1

A beautiful room with double glazed bi-folding doors to rear giving access to the garden. The kitchen is fitted to include a sink unit with mixer tap inset into a range of Quartz worksurfaces with cupboards and drawers beneath, further range of matching eye level wall mounted units with concealed lighting beneath, Range cooker (to remain) with fitted extractor hood above, built in dishwasher and integrated bin storage, integrated wine cooler, cupboard housing boiler (n/t), central island with matching worksurfaces with cupboards and drawers beneath and stool seating around, tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlighting. Double doors leading to:



Office 8'10 x 7'3

Double glazed window to the front aspect, continuation of wood flooring with underfloor heating, smooth plastered ceiling with inset spotlighting.

First Floor Landing 10'8 x 8'5

Carpeted, access to loft space, fitted storage cupboard, further additional over stairs storage cupboard, picture rail. Doors to:

Bedroom One 16'7 into bay x 13'1

Double glazed bay window to front aspect, exposed and varnished floorboards, chimney breast with tiled hearth, picture rail, radiator.

Bedroom Two 13'3 x 12'1

Double glazed window to rear aspect, carpeted, picture rail, radiator.

Bedroom Three 14'1 x 10'1 < 8'1

Two double glazed bay windows to front aspect, wood flooring, exposed brick work to one wall, two radiators.

Bedroom Four 11'1 x 6'3

Double glazed window to rear aspect, carpeted, radiator.

Bathroom 8'5 x 5'6

Double glazed obscure window to rear, three piece suite comprising wood panelled bath with mixer tap and shower attachment over, low level WC, pedestal wash hand basin, exposed floorboards, fully tiled to surrounding walls, radiator.

Externally

Rear Garden

The property benefits a great size rear garden which commences with an attractive paved patio area to the immediate rear creating a wonderful space for outside dining and entertaining. The remainder of the garden is laid to lawn and enclosed by screen panelled fencing, outside tap, garden shed (to remain), further paved patio area to the extreme rear.

Front Garden

The front garden provides off street parking for one/two vehicles.





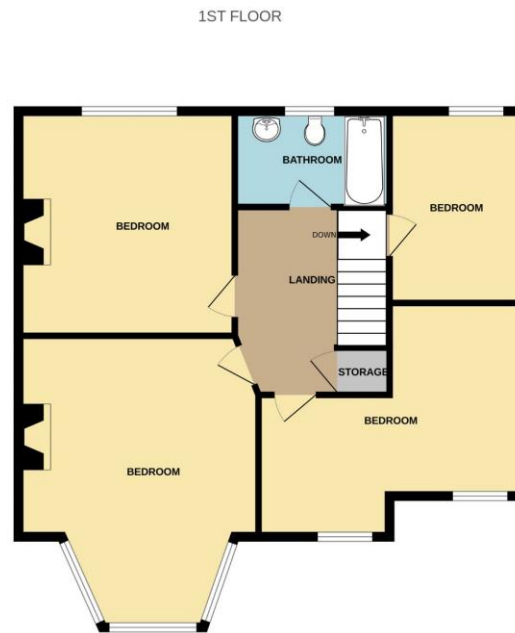












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Guide Price £725,000 - £750,000 Freehold

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