



117 Broadclyst Gardens



# 117 Broadclyst Gardens Thorpe Bay Essex SS1 3QY

Home Estate Agents are delighted to bring to the market this charming and cleverly arranged three/four bedroom link detached house located in an iconic position within close proximity to Thorpe Bay mainline station, The Broadway and in the heart of the Bournes Green catchment area.

The accommodation comprises: a wonderful reception hallway, living/dining room, second reception/bedroom four, gorgeous and recently refitted kitchen/diner with top of the range appliances and Quartz stone worktops, utility room and guest bathroom/w.c. To the first floor there are three well proportioned bedrooms and two luxury en suite shower rooms.

Further benefits include quality Herringbone oak wood flooring throughout the downstairs, underfloor heating in the kitchen, double glazed windows throughout (some with Plantation shutters), an established and pretty rear garden and generous parking to the front leading to the double length garage.



Broadclyst Gardens is a wonderful location within easy access of Thorpe Bay station serving London's Fenchurch Street line. This home also sits in the heart of the Bournes Green School catchment and is moments from The Broadway.

## Accommodation Comprises

### Entrance

Modern composite Upvc part glazed entrance door with obscure side windows leads to:-

### Entrance Hall

Smooth ceiling with inset downlighters, stairs with wooden balustrade to the first floor with understairs storage housing the meters and fuse box, further two storage cupboard, wooden Herringbone flooring throughout, radiator.

### Dual Aspect Living/Dining Room 28'3 x 11'10

Smooth ceiling with two ceiling lights, oak Herringbone flooring throughout, upvc double glazed windows to the front aspect with



Plantation shutter blinds, radiator, feature fireplace with log burner and wooden mantle and tiling to hearth, TV point. To the dining area there is a radiator, sliding patio doors lead onto and overlook the garden.

#### **Second Reception Room/Bedroom Four 12'2 x 11'2**

Smooth ceiling with coving to ceiling edge, wall lights, double glazed windows to the front aspect with fitted Plantation shutter blinds, wooden Herringbone flooring throughout. radiator, small alcove with mounted electric fire.

#### **Kitchen/Dining Area 19'8 x 19'8**

Smooth ceilings with inset spotlights, modern and bespoke fitted kitchen comprises a range of grey shaker style wall and base level units complimented with Quartz worktops with inset sink unit with



mixer tap, halogen hob with extractor over and double multi-oven/microwave, tiling to the wall area,, centre island with pendent lighting, pull out larder with storage, inbuilt pull out bins, integrated dishwasher, bi-fold doors opening up and leading onto the garden, double glazed window to the side aspect, Marshall & Bull tiling to the floor area with underfloor heating, ample power points and USB sockets, Bluetooth inbuilt speakers.

#### **Utility Room**

The utility comprises a sink unit with mixer tap, extractor fa, space for washing machine and tumble dryer, boxed in boiler, obscure double glazed window to the side.

#### **Bathroom 8'2 x 5'3**

Smooth ceiling with inset downlights, tiling to floor and wall area, wall mounted towel rail, built in vanity storage unit, obscure double glazed Upvc window to the side, modern and luxurious white suite comprises a P-shaped bath with overhead shower, suspended wash hand basin with storage drawer beneath and dual flush WC.

#### **First Floor Landing**

Smooth ceiling. Loft access, carpet to floor, double glazed window to the front aspect with Plantation shutter blinds. Doors to:

#### **Principal Bedroom 17'5 x 11'2**

Coving to ceiling edge. wall lights, wood effect laminate flooring, built in floor to ceiling wardrobes, two double glazed windows overlooking the rear garden and further double glazed window to the side, radiator. Door to:





### En Suite Shower Room 11'2 x 11'2

Smooth ceiling with inset downlighters, contemporary tiling to the floor and brick block tiling to the wall area, double glazed window overlooking the rear garden, chrome heated towel rail. modern and luxury white suite comprises a suspended sink unit with vanity unit below and above with touch lighting, WC, walk-in fully tiled corner shower unit, shaver & electric toothbrush points, large laundry storage area with double doors.

### Bedroom Two 11'2 x 10'8

Coving to ceiling edge, wood effect laminate flooring, ample space for fitted wardrobes, double glazed window overlooking the front aspect with Plantation shutter blinds, further double glazed window to the side aspect. Door to:



### En-Suite Shower Room

Smooth ceiling with centre ceiling light, tiling to floor and wall area, luxury white suite comprises a walk-in shower unit, sink unit and WC, obscure double glazed window overlooking the side, chrome heated towel rail.

### Bedroom Three 11'6 x 10'6

Coving to ceiling edge, built in wardrobe, wood effect laminate flooring, double glazed window overlooking the front aspect with Plantation shutters, two radiators, double glazed window to the side.

### Externally

#### Rear Garden

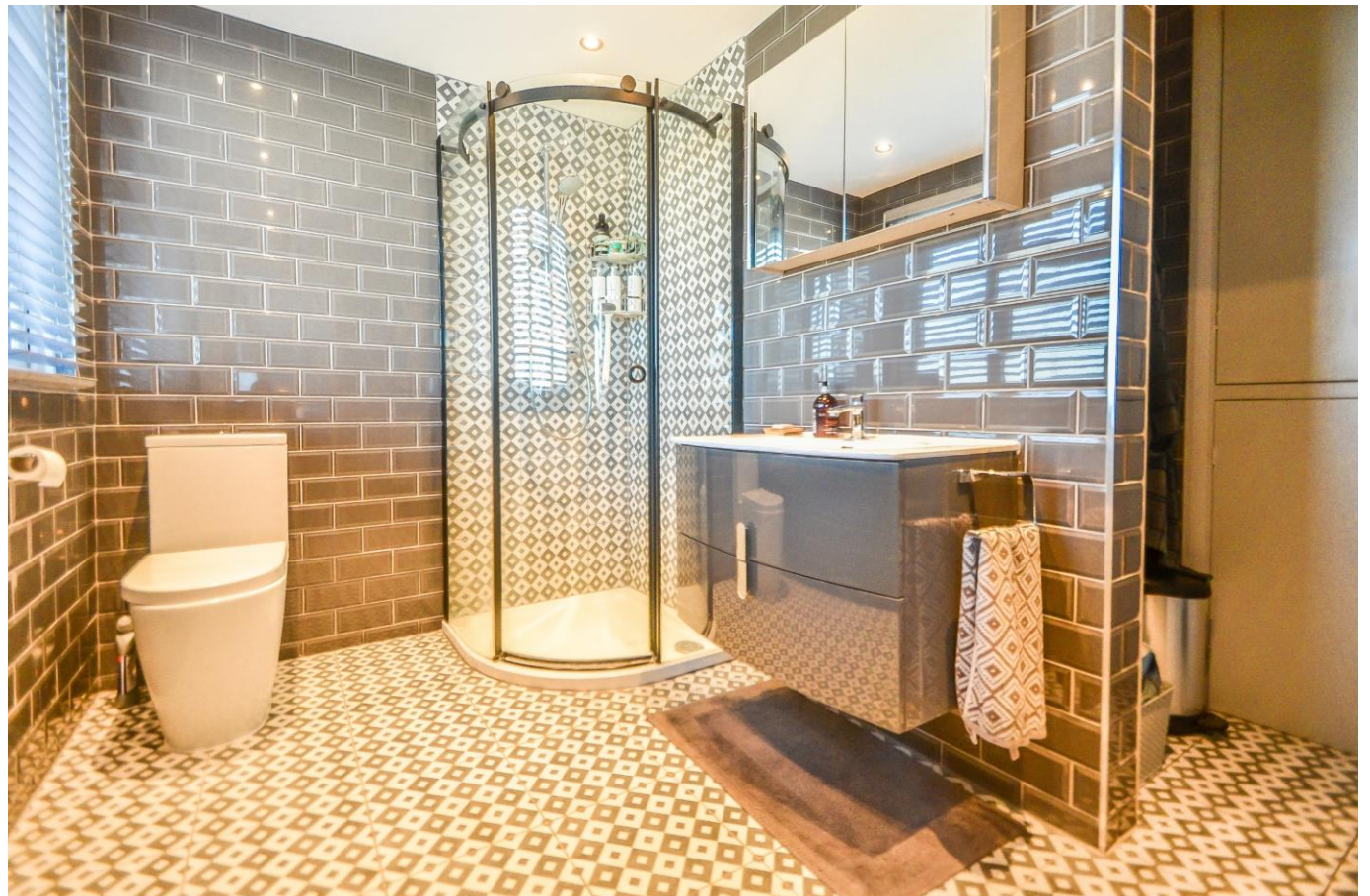
The garden commences with a large block paved patio area ideal for entertaining with remainder being laid to lawn with mature tree and shrub borders, fencing to boundaries, summer house with power and lighting (to remain), courtesy door to the garage.

#### Garage

Double length garage separated into two: The first (measuring 12'0 x 8'0) has Upvc doors (leading from the garden) and double glazed windows. The second measures 19'0 in length. Currently used for general storage but room for one car with power and light connected.

#### Parking

Sweeping in and out drive with parking upto five cars and an electric car charging point.















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