

REDUCED

Guide £725,000 - £750,000



Goldings  
ESTATE AGENTS

# 154 St James Avenue, Thorpe Bay, Essex. SS1 3LN

Thorpe Bay  
137, The Broadway, Thorpe Bay, SS1 3EX

01702 585585  
info@goldingsestateagents.co.uk

\*\* Guide £725,000 - £750,000 \*\* Goldings are delighted to offer for sale this spacious detached family home. Located on the favoured Burges Estate and beautifully presented throughout, the property boasts three bedrooms, two bathrooms and four reception rooms. Further benefits include the ground floor W.C, established rear garden and garage with off street parking to the front. The property is within a short walk of Thorpe Bay train station & Broadway with its selection of shops and eateries. Thorpe Hall Golf course is also within walking distance. We strongly recommend viewing to fully appreciate the space on offer. Please call for further details.

- Favoured Burges Estate
- 3 Bedroom detached house
- 2 Bathrooms
- 4 Reception rooms
- Garage and off street parking
- Walking distance of Thorpe Bay Broadway & train station



## Entrance

Secure multi-locking front door with decorative glazed insert opens into :

## Reception Hall

A spacious reception hall with stairs rising on the return to the first floor accommodation. Feature arched window to front aspect. Door lead to :

## Ground Floor W.C.

A part tiled room comprising low level W.C and vanity wash hand basin with storage beneath. Extractor fan.

## Lounge

16'5" x 11'9" (5.00m x 3.58m)

Double glazed window to front aspect. Feature electric fireplace with marble hearth and decorative surround. Open arch links freely with :

## Dining Room

14'3" x 11'8" (4.34m x 3.56m)

Dual aspect room with obscure double glazed windows to the side and wooden French double doors to the rear that open directly onto the garden; perfect for entertaining. Space for a family dining table. Door to kitchen and also to the :

## Conservatory

12' x 6'2" (3.66m x 1.88m)

Double glazed conservatory with windows and sliding patio doors to the rear. Tiled floor.

## Kitchen

15' x 9'9" (4.57m x 2.97m)

The kitchen comprises a range of full height, eye level and base storage units complemented by the solid wood work surfaces with undermount butler sink and inset mixer tap. Tiled splashbacks. Inset hob under extractor. Built-in single oven. Integrated dishwasher and washing machine. Recess for American style fridge-freezer. Tiled flooring. Double glazed window to rear aspect.

## Family Room

15'2" x 9'9" (4.62m x 2.97m)

Double glazed window to side aspect. This room benefits from a built-in storage cupboard.

## First Floor Landing

Galleried style landing with part vaulted ceiling overlooking entrance hall. Loft access hatch. Doors lead to :

## Bedroom One

16'5" x 12' (5.00m x 3.66m)

Double glazed window to front aspect. Double doors lead to :

## En-Suite

11'7" x 7'7" (3.53m x 2.31m)

A part tiled room comprising freestanding roll top bath, corner shower cubicle, pedestal wash basin and high flush W.C. Chrome heated towel rail. Double glazed windows to rear and side aspects.

## Bedroom Two

13'2" x 10' (4.01m x 3.05m)

Double glazed window to rear aspect. This room benefits from a range of fitted wardrobes.

## Bedroom Three

9'3" x 8'7" (2.82m x 2.62m)

Double glazed window to side aspect. Access to eaves storage.

## Bathroom

A part tiled room comprising corner shower cubicle with power shower and body jets, low level W.C. and vanity wash hand basin with storage beneath. Chrome heated towel rail. Two double glazed windows to side aspect.

## Rear Garden

The lovingly planted rear garden commences from the back of the property with a large patio entertaining area. The remainder is laid mostly to lawn and is complemented by the established planted borders. Additional paved entertaining area to rear. Feature boundary wall to one side. Gated side access to front.

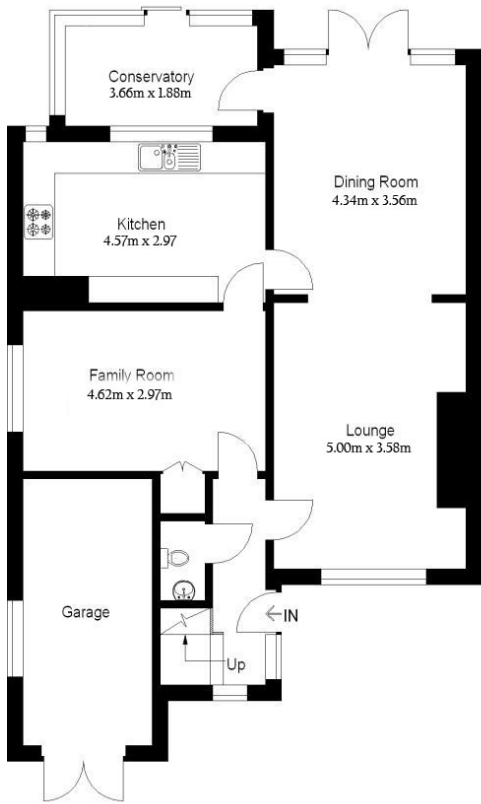
## Frontage

A landscaped frontage with planted borders providing off street parking for several vehicles ahead of the garage. Gated side access to rear.

## Garage

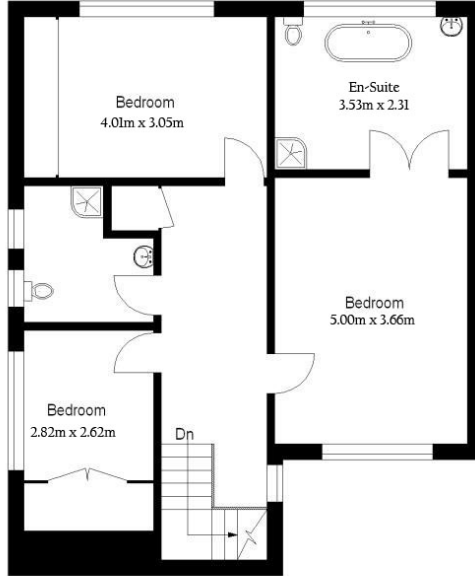
Single garage with double doors to the front. Power and light connected.





**Ground Floor**

Approximate Gross Internal Area (Including Garage)  
173 sq m / 1862 sq ft



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2013 (ID78663)



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