

86 St James Avenue, Southend-on-Sea, Essex. SS1 3LJ

OIEO £950,000 Freehold

SOLD STC



Goldings
ESTATE AGENTS

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PROPERTY DESCRIPTION

Occupying a double width plot (circa 65ft wide), Goldings are delighted to offer for sale this exquisite detached bungalow. The versatile living space is made up of four bedrooms (dressing room & en-suite to master), five reception rooms and beautifully landscaped gardens. Further benefits include the utility / laundry Room, garden room with sauna & plunge pool and a double length garage with off street parking for several vehicles to the front. Located in the heart of the favoured Burges Estate, the property is within walking distance of Thorpe Bay train station & Broadway with its selection of shops and eateries. Thorpe Bay Tennis club and Yacht club are only a short walk away also. We strongly recommend a viewing to fully appreciate the space on offer.

FEATURES

- Favoured Burges Estate
- 4 Bedroom detached bungalow
- Double width plot
- 4 Reception rooms
- Garage and off street parking
- Superb garden room
- Good public transport links
- Walking distance of the promenade



ROOM DESCRIPTIONS

Entrance

A pair of multi-locking UPVC doors with decorative glazed inserts opens directly into :

Reception Hall

A spacious reception hall that runs through the heart of the property. Cloaks storage cupboard. Tiled floor. Doors link with :

Kitchen / Breakfast Room

3.32m x 6.57m (10' 11" x 21' 7")

The kitchen comprises an extensive range of base, eye level and full height storage units complemented by the granite work surfaces with undermount sink and inset mixer tap. Inset hob under extractor hood. Granite upstands and splashbacks. Integrated appliances include wide oven, microwave oven, coffee machine, dishwasher and fridge-freezer. Space for a large breakfast table. Double glazed window to front aspect. Tiled floor. Door leads to :

Utility / Laundry Room

2.41m x 3.26m (7' 11" x 10' 8")

Comprises a range of base and eye level units complemented by the square edge work surfaces with inset sink and mixer tap. Space and plumbing for washing machine and dishwasher. Space for under counter fridge / appliance. Double glazed window and door to rear garden. Tiled floor. Internal door links with :

Shower Room & W.C.

2.64m x 2.27m (8' 8" x 7' 5")

A fully tiled room comprising of large shower enclosure, low level W.C, wall mounted urinal and pedestal wash hand basin. Chrome towel radiator. Extractor fan. Obscured double glazed window to front aspect.

Lounge

5.13m x 4.82m (16' 10" x 15' 10")

Feature fireplace with stone hearth and surround. The lounge is open plan to the dining room and double glazed doors link directly with the conservatory.

Sitting Room

3.45m x 3.30m (11' 4" x 10' 10")

An additional reception area that is open plan to both the lounge and dining area. Door links with the kitchen / breakfast room.

Dining Room

3.45m x 3.45m (11' 4" x 11' 4")

A dual aspect room with windows to the side and rear. Space for a family dining table. The room is open plan to the sitting room. Double glazed doors link with :

Conservatory

4.82m x 3.30m (15' 10" x 10' 10")

A double glazed unit with vaulted ceiling and tiled floors. Doors link with both the lounge and the dining room and also onto the rear garden; perfect for entertaining.

Bedroom One

4.53m x 4.28m (14' 10" x 14' 1")

Double glazed bay window to rear aspect boasting views over the garden.

Bedroom Two

4.23m Max x 3.63m (13' 11" Max x 11' 11")

Double glazed window to front aspect. This room is currently used as a Dressing Room.

Bathroom

2.04m x 2.88m (6' 8" x 9' 5")

A fully tiled room comprising of bath, double width walk-in shower with glass screen, low level W.C. and vanity wash hand basin with storage beneath. Chrome towel radiator. Two obscured double glazed windows to front aspect.

Inner Hallway

Stairs rise on the return to the first floor accommodation. Under stairs storage cupboard. Feature glass wall and courtesy door to garage.

First Floor Landing

Vaulted ceiling. Double glazed window to side aspect. Access to large eaves storage area. Door lead to :

Bedroom 4 / Home Office

2.13m x 3.40m (7' 0" x 11' 2") - some restricted head height.

Double glazed window to rear aspect. This room is currently being used as a Home Office.

Bedroom Three / Reception

4.07m x 3.40m (13' 4" x 11' 2")

Double glazed window to rear aspect. This room benefits from a range of fitted wardrobes. This room is currently being used as a first floor reception. Door leads to :

Dressing Room

2.88m x 3.40m (9' 5" x 11' 2")

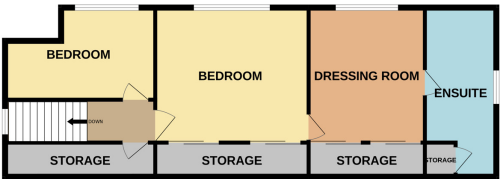
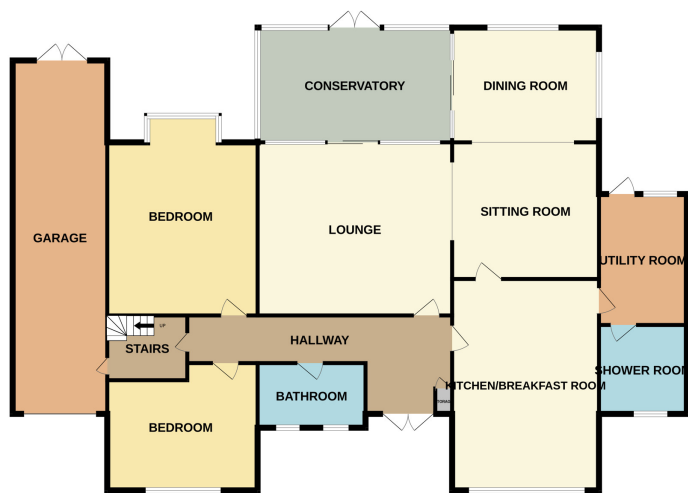
Double glazed window to rear aspect. This room benefits from a range of fitted wardrobes and also a built-in storage cupboard. This space is currently being used as a bedroom. Door leads to :



FLOORPLAN & EPC

GROUND FLOOR

1ST FLOOR



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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