

SOLD
STC



97 Marcus Avenue, Thorpe Bay, Essex. SS1 3LE

Goldings
ESTATE AGENTS

Guide £625,000 - £650,000 £625,000 - Freehold

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**** Guide £625,000 - £650,000 ** NO ONWARD CHAIN** - With huge potential to extend (STPP) and requiring some updating, Goldings are delighted to offer for sale this charming detached chalet bungalow. Located in the heart of the favoured Burges Estate, the property boasts 3 bedrooms, 5 reception rooms and 2 shower rooms. Further benefits include the WEST backing garden and a garage with off street parking to the front. Within easy walking distance of Thorpe Bay Broadway, the beach and a number of public transport links, this provides someone the chance to create their dream home on one of the most sought after roads in the area. Please call for further details.





Entrance

Secure multi-locking front door opens into double glazed porch with tiled floor. A further part glazed wooden door links directly with :

Reception Hall

A spacious reception hall with stairs rising to the first floor accommodation. Doors lead to :

Dining Room

4.71m x 3.55m (15' 5" x 11' 8")

Double glazed bay window to front aspect. Sliding obscured glazed doors open onto :

Lounge

6.19m x 3.55m (20' 4" x 11' 8")

Feature stone fireplace. Double glazed patio doors open into the conservatory. Open arch links with :

Home Office / Sitting Room

2.36m x 3.37m (7' 9" x 11' 1")

Double glazed window to rear aspect. This room could be used as an additional ground floor bedroom if required.

Kitchen / Breakfast Room

4.00m x 4.61m (13' 1" x 15' 1")

The kitchen comprises a range of full height, eye and base level storage units complemented by the rolled edge work surfaces with inset sink and mixer tap. Tiled walls. Inset hob under extractor. Built-in double oven. Space and plumbing for washing machine / dishwasher. Recess space for freestanding fridge-freezer. Space for a breakfast table. Double glazed window to side aspect and a part glazed door leading to :

Conservatory

2.42m x 7.65m (7' 11" x 25' 1")

A glazed unit on dwarf brick wall offering views over the beautiful garden. Double doors that open onto the patio. Courtesy door providing access to a secure lobby storage area with gated access to the front. Door to utility cupboard with space and plumbing for washing machine.

Bedroom 3 - Ground Floor

3.17m x 3.94m (10' 5" x 12' 11")

A dual aspect room with double glazed windows to the front and side.

Ground Floor Shower Room

A part tiled room comprising large walk-in shower with glass screen, low level W.C. and vanity wash hand basin with storage beneath. Obscured double glazed window to side aspect.

First Floor Landing

Doors lead to :

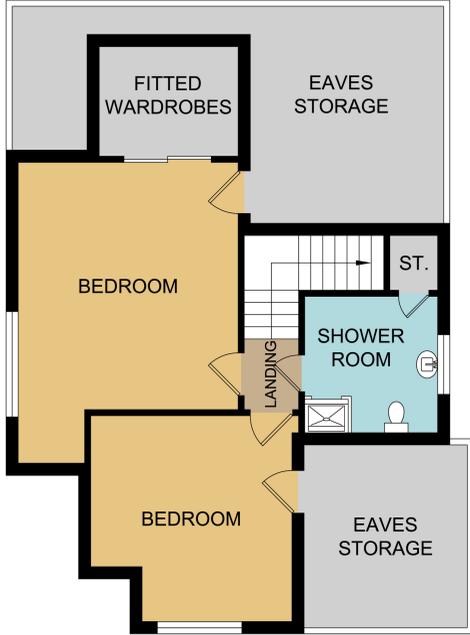
Bedroom One

3.76m x 4.13m (12' 4" x 13' 7")

Double glazed window to side aspect. This room benefits from fitted wardrobe storage. Door to large eaves storage area.



Ground Floor
Approximate Floor Area
1479.39 sq. ft
(137.44 sq. m)



First Floor
Approximate Floor Area
445.41 sq. ft
(41.38 sq. m)

Total Approximate Floor Area
1924.80 sq. ft
(178.82 sq. m)