



Southend (Thorpe Bay Border), Guide Price £745,000 - £755,000, 4 Bed Detached House

WOW ! FANTASTIC SIZE Family Home on Southchurch Boulevard (Thorpe Bay Border) with an Added Two Storey Extension ! 40ft Kitchen / Dining Room, 21ft Separate Lounge, 19ft 10 Reception / Breakfast Room, 14ft 9 Utility, Ground Floor WC, South Facing 70ft x 47ft Garden, 48ft x 46ft Drive to Front, Double Garage.

Council Tax Band: F EPC Rating: TBA



Southchurch Boulevard, Essex, SS2 4UY

GUIDE PRICE £775,000 - £795,000

FANTASTIC SIZE FOUR BEDROOM FAMILY HOME
WITH A **TWO STOREY EXTENSION** OFFERING HUGE ACCOMMODATION

ON THE **HIGHLY SOUGHT AFTER SOUTHCHURCH BOULEVARD** ON THE
BORDER OF THORPE BAY

"40FT 7" LUXURY KITCHEN / DINING ROOM
AND **SEPARATE 14FT 9 UTILITY ROOM**

21FT 8 LOUNGE PLUS 19FT 10 RECEPTION / BREAKFAST ROOM

LUXURY MASTER SUITE
WITH **DRESSING AREA, SEATING AREA AND MODERN EN-SUITE**

SUPERB FOUR PIECE FAMILY BATHROOM WITH RAINFALL SHOWER

REAR GARDEN APPROX 70FT X 47FT

PARKING VIA **FRONT DRIVE APPROX 48FT X 47FT PLUS DOUBLE GARAGE**

THIS PROPERTY **REALLY MUST BE VIEWED** TO FULLY APPRECIATE
THE **SIZE AND QUALITY** WITHIN

Energy Performance Rating: TBA

Council Tax Band: F

Inspected By: Thomas Devlin-James

Disclaimer: The measurements indicated are supplied for guidance only,
potential buyers are advised to re-check the measurements before committing
to any expense.

Rooms:

Large, Welcoming, Bright Entrance Porch

11' 9" x 7' 5" (3.58m x 2.26m)

Entrance Hall

13' 2" x 12' 8" (4.01m x 3.86m)

Good Size Lounge with Feature Fireplace
and Open to Dining Room to Rear

21' 8" x 12' 9" (6.60m x 3.88m)

Stunning 40ft Kitchen / Dining Room

40' 7" x 12' 6" (12.36m x 3.81m)

Kitchen Area with Twin Ovens, American Style Fridge Freezer,
Dishwasher and Quartz Work Tops

Dining Area with Multiple Folding Doors to Rear Garden

Reception / Breakfast Room (Two Rooms in One)

Check Out the Photos !

19' 10" x 11' 9" (6.04m x 3.58m)

Superb Size Utility Room

with Access to Garden and Double Garage

14' 9" x 7' 8" (4.49m x 2.34m)

Ground Floor Cloakroom

6' 6" x 3' 5" (1.98m x 1.04m)

Nice Bright First Floor Landing

13' 6" x 12' 1" (4.11m x 3.68m)



Dual Aspect Master Suite
with Dressing Area, Sitting Area and door to En-Suite
18' 2" x 15' 5" (5.53m x 4.70m)

En Suite to Master
with Fitted Sink, WC and Rainfall Shower
7' 3" x 5' 6" (2.21m x 1.68m)

Bedroom Two to Rear
13' x 13' (3.96m x 3.96m)

Bedroom Three to Front
12' 6" x 7' 7" (3.81m x 2.31m)

Bedroom Four to Rear
10' 2" x 9' 1" (3.10m x 2.77m)

Family Bathroom
Four Piece with Bath and Sep Rainfall Shower
plus Heated Chrome Towel Radiator
8' 7" x 8' 4" (2.61m x 2.54m)



Well Maintained South Facing Rear Garden
Approx. 70FT x 47FT with various Sheds etc

Fantastic Home Office / Gym
at the Bottom of the Garden with Power and Lighting
12' 6" x 11' 2" (3.81m x 3.40m)

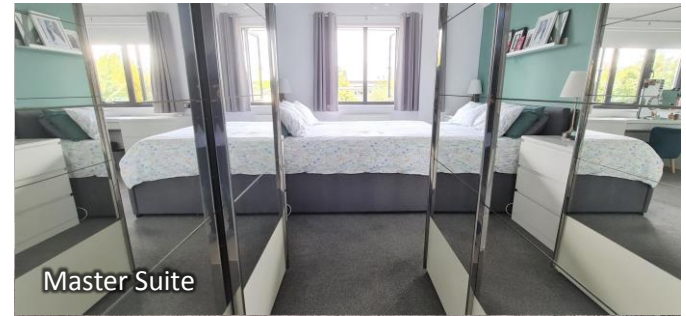
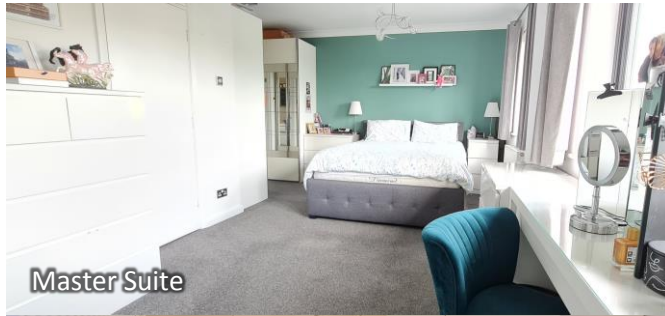
Double Width Garage
Lots of Storage Space and Internal Door to House
Internal Measurements 17' 4" x 17' 4" (5.28m x 5.28m)

Front Drive
48' 8" x 47' (14.82m x 14.31m)

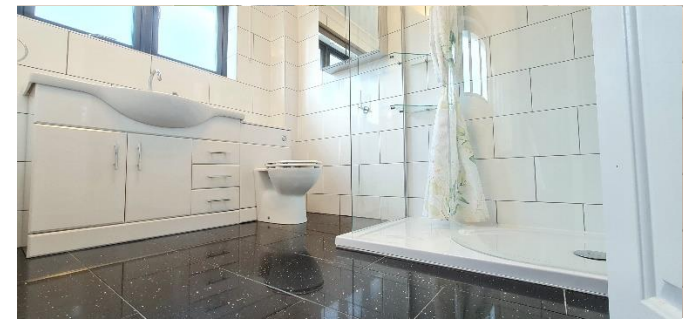




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