



## Elm Grove, Southend-On-Sea

Offers In Excess Of £725,000

home.

# 57 Elm Grove

## Southend On Sea

### SS1 3EY



- Stylish Semi Detached Family Home
- Four Bedrooms
- Fabulous Open Plan Lounge & Dining Room
- Beautiful Kitchen/Breakfast Room
- Great Size Rear Garden & Off Street Parking
- Perfectly Positioned For The Broadway & Mainline Station
- Short Stroll Of The Beach

#### Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

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## Property Overview

Home of Leigh are delighted to present this beautiful character property, finished to an extremely high spec throughout. The attention to detail and elevated, contemporary design flows through the residence at each turn. From the impressive frontage to the considered colour palettes, this is a space that invites and welcomes.

The four bedroom property boasts a spacious entrance hall, with elegant wall panelling, art deco flooring and cutting edge lighting. A boutique style, open plan sitting

room/dining area is both comfortable and opulent. And the well appointed kitchen is a chefs playground, with a bespoke island, high end cabinetry and natural light that floods in from the garden area.

Situated within a stones throw from Thorpe Bay Broadway with its range of eateries and independent shops, the beach is just a short stroll and with direct links into London Fenchurch street, this property is the perfect find for a family or professional commuters.

The area also enjoys close proximity to the golf, tennis and yacht club and all the perks of coastal living.



## Accommodation comprises of...

### Accommodation Comprises

The property is approached via part glazed entrance door leading to:

### Entrance Hall

11'9 x 6'1

A great size hallway with tiled flooring, feature half wood panelling to walls, stairs leading to the first floor accommodation. Doors to:

### Ground Floor Cloakroom

4'1 x 2'1

Modern suite comprising low level WC, wall mounted wash hand basin, fully tiled to surrounding walls, tiled flooring.

### Open Plan Lounge & Dining Room

29'9 x 14'1

An impressive dual aspect main living room with two clearly defined areas as follows:

### Lounge

17'2 into bay x 14'1

Double glazed bay window to front aspect, exposed and varnished floorboards, feature fireplace with inset log burner, tiled hearth and an attractive wooden mantelpiece, coved cornice to ceiling with central ceiling rose, picture rail, range of bespoke fitted cupboards and shelving above, radiator. Open plan to:

### Dining Room

13'9 x 12'3

Double glazed window to rear aspect, continuation of exposed and varnished floorboards, coved cornice to ceiling with central ceiling rose, picture rail, further range of matching bespoke fitted cupboards with shelving above and additional bar area, radiator.

### Open Plan Kitchen Breakfast Room

16'1 x 13'1

A beautiful room with double glazed bi-folding doors to rear giving access to the garden. The kitchen is fitted to include a sink unit with mixer tap inset into a range of Quartz worksurfaces with cupboards and drawers beneath, further range of matching eye level wall mounted units with concealed lighting beneath, Range cooker (to remain) with fitted extractor hood above, built in dishwasher and integrated bin storage, integrated wine cooler, cupboard housing boiler (n/t), central island with matching worksurfaces with cupboards and drawers beneath and stool seating around, tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlighting. Double doors leading to:

### Office

8'10 x 7'3

Double glazed window to the front aspect, continuation of wood flooring with underfloor heating, smooth plastered ceiling with inset spotlighting.

### First Floor Landing

10'8 x 8'5

Carpeted, access to loft space, fitted storage cupboard, further additional overstairs storage cupboard, picture rail. Doors to:

### Bedroom One

16'7 into bay x 13'1

Double glazed bay window to front aspect, exposed and varnished floorboards, chimney breast with tiled hearth, picture rail, radiator.



### Bedroom Two

13'3 x 12'1

Double glazed window to rear aspect, carpeted, picture rail, radiator.

### Bedroom Three

14'1 x 10'1 < 8'1

Two double glazed bay windows to front aspect, wood flooring, exposed brick work to one wall, two radiators.

### Bedroom Four

11'1 x 6'3

Double glazed window to rear aspect, carpeted, radiator.

### Bathroom

8'5 x 5'6

Double glazed obscure window to rear, three piece suite comprising wood panelled bath with mixer tap and shower attachment over, low level WC, pedestal wash hand basin, exposed floorboards, fully tiled to surrounding walls, radiator.

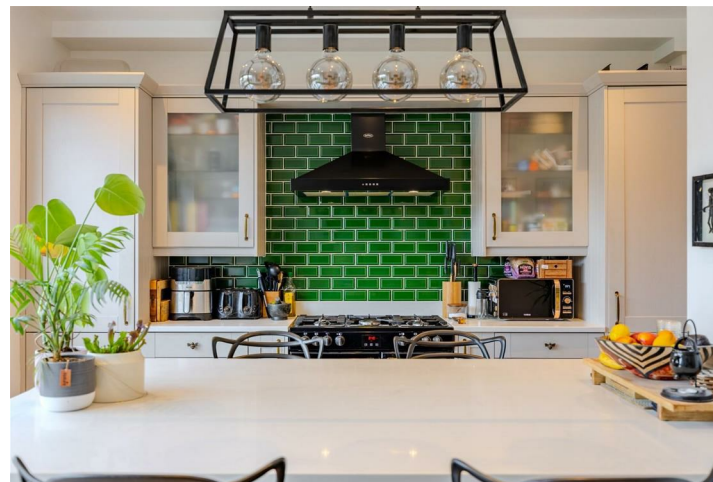
### Externally

#### Rear Garden

The property benefits a great size rear garden which commences with an attractive paved patio area to the immediate rear creating a wonderful space for outside dining and entertaining. The remainder of the garden is laid to lawn and enclosed by screen panelled fencing, outside tap, garden shed (to remain), further paved patio area to the extreme rear.

#### Front Garden

The front garden provides off street parking for one/two vehicles.

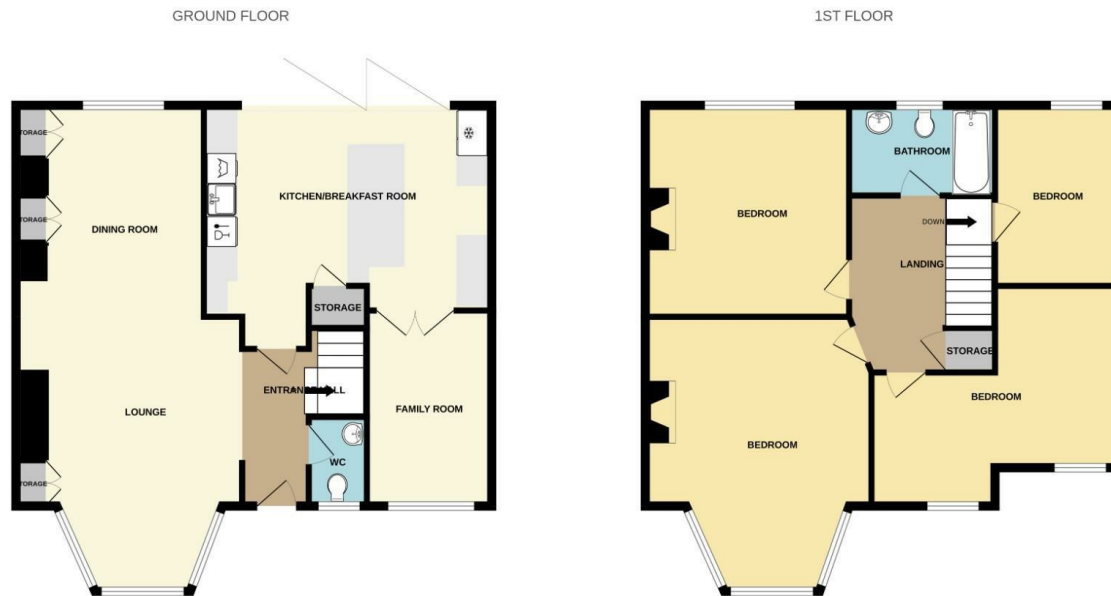


## Property Details

4 Bedrooms  
1 Bathrooms  
2 Reception Rooms  
House - Semi-Detached

Approx. sq ft  
EPC band: C  
Tenure: Freehold  
Council Tax Band: E

£725,000



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