



Elm Grove, Southend-On-Sea  
£975,000

home.

# 31 Elm Grove

Southend-On-Sea  
SS1 3EY



- Beautifully appointed four bedroom detached character property
- Situated directly off The Broadway
- Walking distance of the beach
- Four great size double bedrooms
- Established rear garden
- Walking distance of mainline railway station
- Independent driveway
- Attached double length garage
- Located on Elm Grove in the heart of Thorpe Bay

## Interested?

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

01702 480 033





Home Of Leigh are proud to present this beautifully appointed four bedroom detached character family home, situated directly off The Broadway and therefore within walking distance of the beach and mainline railway station giving direct access into London Fenchurch Street with potential to extend, subject to planning permission.

This stunning property boast an entrance porch, a grand and spacious entrance hall with stairs leading to the first floor landing, a ground floor shower room, a formal lounge which is open through to a separate dining room and a modern fitted kitchen/breakfast room which overlooks the rear garden.

To the first floor there are four great size double bedrooms and a family bathroom.

Externally the property boasts a fabulous and established rear garden with a purpose built garden room, whilst to the front there is an immaculate front garden and an independent driveway giving access to an attached double length garage.

Located on Elm Grove in the heart of Thorpe Bay, this attractive period property is perfectly positioned to take full advantage of the Broadway and its array of shopping facilities, bars and restaurants as well as being within a short stroll of the station and beachfront.

## Accommodation Comprises

### Entrance

The property is approached by double glazed entrance door leading to:

### Entrance Porch

Tiled flooring and further leadlight glazed entrance door leading to:

### Entrance Hall

23'7 x 11'2 reducing to 4'10

A wonderful and welcoming entrance hall with wood flooring throughout, smooth plastered ceiling, secondary double glazed and leadlight feature window to side aspect,

additional double glazed leadlight window to front. Stairs leading to the first floor accommodation with under-stairs storage cupboard, picture rail, feature brick built fireplace with wooden surround, radiator. Doors to:

### Ground Floor Shower Room

5'5 x 4'11

Double glazed obscure window to side aspect, three piece suite comprising, fully tiled shower cubicle, low level w.c, pedestal wash hand basin, fully tiled surrounding walls, vinyl flooring, coving to smooth plastered ceiling, radiator.

## Open Plan Lounge/Dining Room

29'6 x 13'3

A fabulous open plan through lounge and dining room with clearly defined areas as follows:

### Lounge

17'5 x 13'1

Double glazed leadlight bay window to front aspect, exposed floorboards throughout, feature fireplace, coving to smooth plastered ceiling with central ceiling rose, additional leadlight window to side.





### Dining Room

13'3 x 12'11

Double glazed leadlight bay window to rear aspect with additional double glazed leadlight door to garden, continuation of exposed floorboards, feature fireplace, coved cornicing to smooth plastered ceiling with central ceiling rose, picture rail, radiator.

### Kitchen/Breakfast Room

18'11 x 10'10

Double glazed windows to both rear and side aspects with door giving access to the garden. The kitchen is fitted to include butler sink with mixer tap inset into a range of square edge worksurfaces with an abundance of cupboards with under lighting and drawers beneath, further range of matching eye level wall mounted units, exposed chimney breast with free standing Range cooker to remain, integrated dishwasher, washing machine & separate dryer, matching dresser unit with display cabinets and storage beneath, separate breakfast bar with matching cupboards and stool seating around, tiled flooring, cupboard housing boiler (not tested), smooth plastered ceiling, radiator.

### First Floor Landing

15'8 x 11'8 reducing 2'10

Secondary double glazed leadlight feature window to side aspect, carpet flooring, smooth plastered ceiling with access to loft space, picture rail, radiator. Doors to:

### Bedroom One

17'1 x 12'11

Double glazed leadlight bay window to front aspect, exposed floorboards, feature fireplace with tiled hearth, coving to smooth plastered ceiling with central ceiling rose, additional double glazed window to side aspect, radiator.

### Bedroom Two

12'10 x 12'9

Double glazed windows to rear and side aspect, carpet, coving to smooth plastered ceiling, feature fireplace, radiator.

### Bedroom Three

11'1 x 10'1

Double glazed leadlight window to front aspect, coving to smooth plastered ceiling with central ceiling rose, carpet, feature fireplace, radiator.

### Bedroom Four

10'11 x 10'10

Double glazed window to rear aspect, carpet, coving to smooth plastered ceiling, feature fireplace, radiator.

### Family Bathroom

7'11 x 7'9

Two double glazed obscure windows to side aspect, modern three piece white suite comprising bath with mixer tap and shower attachment, low level w.c, pedestal wash hand basin, fully tiled surrounding walls, range of fitted floor to ceiling storage cupboards providing ample storage and hot water cylinder, tiled flooring, coving to ceiling, heated towel rail.



**Externally:**

**Rear Garden:**

The property benefits from a great size rear garden which commences with an attractive and extensive patio area to the immediate rear of the property with additional raised decking off the dining room. The remainder of the garden is neatly laid to lawn with an established array of flower, shrub and herbaceous borders throughout the garden. There is a further shingled patio area to the extreme rear with access to a purpose built garden room measuring 16'4 x 13'5 which has power and lighting connected. There is outside lighting, water and side access to the front.

**Front Garden:**

The front of the property is neatly laid to lawn with flower borders and an independent driveway giving access to:

**Detached Double Length Garage:**

With up and over door, power and lighting connected, personal door to garden.







## Property Details

4 Bedrooms  
2 Bathrooms  
1 Reception Rooms  
House - Detached

Approx. 1679.00 sq ft  
EPC band: E  
Tenure: Freehold  
Council Tax Band: F

£975,000

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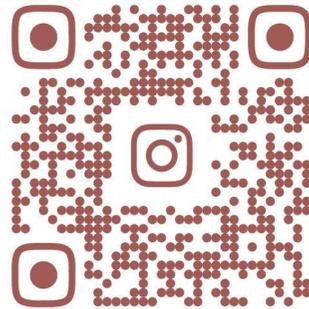
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