

191 Maplin Way, Thorpe Bay, Essex, SS1 3NE  
Price Guide £475,000

**bear**  
*Estate Agents*





**191 Maplin Way, Thorpe Bay, Essex, SS1 3NE**  
**Price Guide £475,000**  
**Council Tax Band: D**

**\*\* Guide Price £475,000-£500,000 \*\* DECEPTIVELY SPACIOUS BUNGALOW OCCUPIES A SUMPTUOUS WEST BACKING PLOT - PARKING FOR FIVE CARS AND A DETACHED GARAGE \*\*** Bear Estate Agents are delighted to bring to the market this attractive bungalow with two double bedrooms, two receptions and generous parking for five cars at the front. The property is within walking distance of Thorpe Bay's salubrious Broadway and pretty seafront.

The accommodation comprises: A generous size entrance hallway, two double bedrooms, modern shower room/w.c, living room overlooking the garden and separate dining room with access onto the kitchen.

Further benefits include double glazed windows, gas central heating, a large west facing garden measuring some 70ft and generous driveway to the front with parking for five cars.

Maplin way is a convenient and desired location within walking distance of Thorpe Bay Broadway shopping parade and mainline station which serves London's Fenchurch Street. The seafront is also within a short stroll.

### **Two/Three Bedroom Semi-Detached Bungalow**

#### **Spacious Entrance Hallway**

10'2 x 7'4

#### **Living Room**

17'10 x 12'11

#### **Dining Room**

11'11 x 8'11

#### **Fitted Kitchen**

11'10 x 8'10

#### **Bedroom One**

11'10 x 10'6

#### **Bedroom Two**

10'0 x 9'3

#### **Shower Room/w.c**

#### **Storage**

#### **West Facing Garden**

The garden measures some 70 feet in length and is generously laid to lawn.

#### **Detached Garage**

#### **Off-Street Parking**

There is parking for approximately five cars.













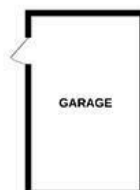


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GROUND FLOOR  
90.6 sq.m. (975 sq.ft.) approx.



TOTAL FLOOR AREA: 90.6 sq.m. (975 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of plans, walls, doors, windows and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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.  
Made with Metropix 0.025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC