



Bear Estate Agents are excited to bring to the market this wonderfully extended and incredibly remodelled family home which is situated an idyllic and sought after road with view over Thorpe Hall Golf Course to the front and Southchurch Park East to the rear. You will love the grand open plan kitchen/dining/family room which is perfect for entertaining. \*\* Guide Price £850,000 - £875,000\*\*

- Detached Family Home
- Four Bedrooms
- Ground Floor W.C
- Large Kitchen/Diner/Family Room
- Close To Major Rail Links
- Double Glazing
- Close To Seafront
- Three Piece Bathroom Suite
- Garage
- Off-Street Parking

## Colbert Avenue

Southend-on-Sea

**£850,000**

Price Guide



# Colbert Avenue



The accommodation comprises of a large reception hallway with feature parquet wood flooring, modern guest w.c, beautiful shower room, triple aspect living room, truly incredible kitchen/diner/family room with stunning bi-folding doors leading onto and overlooking the rear garden. To the first floor there are four double bedrooms and a gorgeous family bathroom sitting off of a galleried style landing.

Further benefits include superb double glazed aluminium framed windows and bi-folding doors, gas central heating, a rear garden which extends beyond 80'0 in depth and generous parking to the front leading to the garage.

Colbert Avenue is an extremely sought after location within moments of the seafront, a short walk to Thorpe Bay mainline railway station serving London's Fenchurch Street. The property is also in the catchment area of Thorpe Greenways School.

## Frontage

Front of the property is approached by a block pave driveway with parking for several car, access to the garage, the remainder is generously laid to lawn which could create more parking if required.

## Entrance Hall

16'9 x 12'0

Stunning composite door with two large obscure double glazed panelled windows, smooth ceilings with inset spotlights, telephone points, parquet wood flooring throughout, wall mounted radiator, stairs to first floor landing and doors to:

## Guest w.c

Smooth ceilings with multiple inset downlighters, obscured double glazed windows to the side aspect, stunning tiling to floors, luxury white suite comprises a w.c, sink unit with mixer taps, tiled splashbacks, feature wall mounted radiator.

## Kitchen/Diner/Family Room

27'6 x 19'8

Smooth ceilings with inset downlighters, two feature skylight windows, full width double glazed bi-folding doors which leads out and overlooks the rear garden, tiled flooring, two wall mounted vertical radiators, kitchen comprises a luxury and contemporary range of base and wall level storage units complimented with quartz stone worktops, inset sink unit with mixer taps, four ring induction hob with extractor fan, oven adjacent, integrated fridge/freezer, dishwasher and door to:

## Luxury Shower Room/w.c

10'10 x 3'0

Smooth ceilings with inset downlighters, obscured double glazed windows to the front aspect, obscured double glazed to the front aspect, stunning tiling to floor and walls, the luxury white suite comprises of a w.c, sink unit with mixer tap, storage below, a large walk-in tiled shower with mixer taps and a rainfall style shower head, radiators, extractor fan.

## Living Room

22'9 x 12'0

Smooth ceilings, double glazed bi-folding doors to the rear aspect, double glazed windows to the front aspect and side aspect, stunning parquet wood flooring, feature marble hearth recess area with space for a fire if required, two feature wall mounted radiator.

## First Floor Landing

16'8 x 8'0

Smooth ceilings with multiple inset downlighters, double glazed windows to the front aspect overlooking Thorpe Hall Golf Course, loft access, radiator, doors to:

## Family Bathroom

Smooth ceilings with inset downlighters, obscured double glazed windows to the side aspect, stunning tiling to floors and walls, ultra contemporary suite comprises a w.c, sink unit with mixer tap and storage cupboard under, bath with mixer tap and a wall mounted waterfall style shower with a retractable shower head, wall mounted radiator.

## Bedroom One

13'10 x 12'0

Smooth ceilings, large double glazed windows to the rear aspect overlooking the open fields, double radiator, ample space for wardrobes and chest of draw units.

## Bedroom Two

13'10 x 9'9

Smooth ceilings, double glazed windows to the rear with views over the open fields, double radiator, ample space for wardrobes and chest of draw units.

## Bedroom Three

13'9 x 9'4

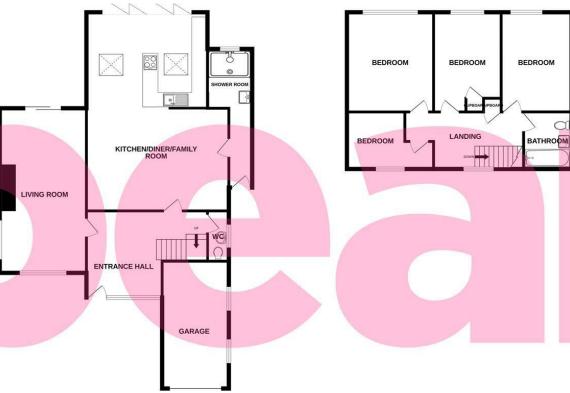
Smooth ceilings, double glazed windows to the rear aspect with views over the open fields, double radiator, ample space for wardrobes and chest of drawer units.



## Floor Plan

GROUND FLOOR 111.5 sq.m. (1203 sq.ft.) approx.

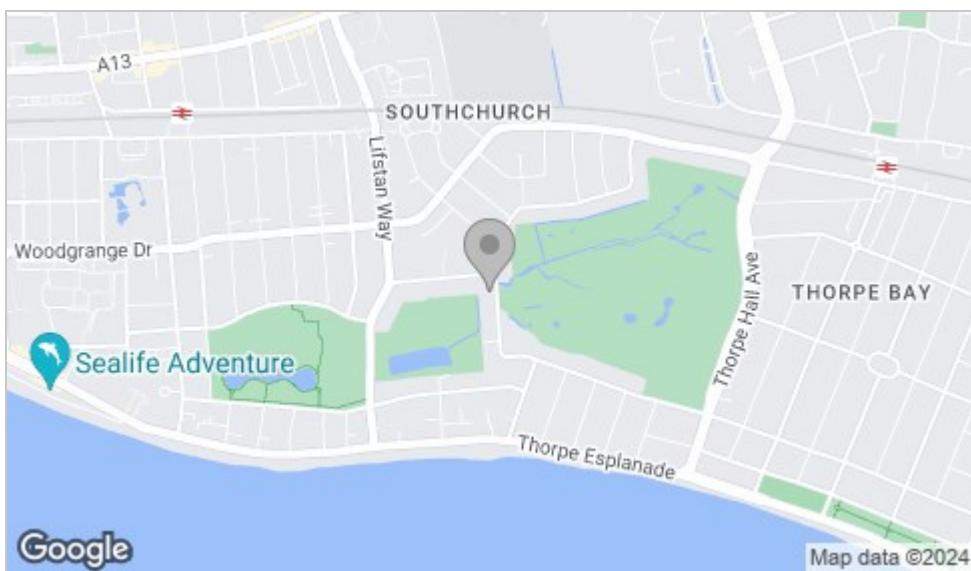
1ST FLOOR 62.7 sq.m. (674 sq.ft.) approx.



TOTAL FLOOR AREA: 174.2 sq.m. (1874 sq.ft.) approx.  
Whilst every care has been taken in the preparation of these floor plans, measurements of doors, windows, rooms and any other items are approximate and incorporated in these for only general guidance. Prospective buyers are advised to make their own arrangements to verify these measurements before finalising any purchase. The services, systems and appliances shown have not been tested and no guarantee is given in respect of their condition or performance. Bear Estate Agents Ltd 2023.



## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	75	
(39-54)	E	60	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	