

79 Thorpedene Gardens, Southend-on-Sea, Essex, SS3 9JE  
Guide Price £450,000

**bear**  
*Estate Agents*





# 79 Thorpedene Gardens, Southend-on-Sea, Essex, SS3 9JE

## Guide Price £450,000

### Council Tax Band: C

NO ONWARD CHAIN. Guide Price £450,000-£500,000. Situated in the highly sought-after Thorpedene Estate, Bear Estate Agents proudly present this stunning three-bedroom semi-detached home. Featuring two welcoming reception rooms, perfect for entertaining or relaxing with family, this property offers generous living spaces throughout.

The home includes three spacious bedrooms and two modern bathrooms, providing ample comfort for the entire household. One of the standout features is the large West-facing rear garden, ideal for enjoying sunny days or hosting outdoor gatherings.

A thoughtful rear extension has created a bright and airy open-plan kitchen/dining area that effortlessly connects to a spacious lounge, utility room and wc offering both style and functionality.

Conveniently located close to local schools and Shoebury train station, this home provides the perfect blend of tranquillity and accessibility. With private parking for two vehicles, convenience is guaranteed.

Schedule a viewing today to explore this impressive home and the lifestyle it offers!

#### Frontage

Resin drive allows parking for 2/3 cars. Shared access onto the garden.

#### Entrance

Roof to porch area with tiled surround. Composite Upvc door with obscure window.

#### Entrance Hall

15'6 x 6'3

High ceilings with feature lighting. Stairs to first floor with under stairs storage. Radiator. Power points. Amtico style grey rustic wood effect flooring.

#### Guest WC

Partly tiled. The suite comprises a w.c and corner sink with waterfall mixer tap. Obscure double glazed window to the side aspect.

#### Open Plan Front Lounge

16'8 x 12'5

Large double glazed bay window to the front aspect. Amtico style flooring. Feature ceiling light. Recessed ceiling lighting. Radiator. Ample power points. Telephone point. Sky and Virgin connected. Storage shelving either side of chimney breast. Internal double doors.

#### Open Plan Dining Area

10'11 x 10'2

Amtico style flooring. Radiator. Recessed ceiling lighting. Plenty of power points. Storage shelves either side of chimney breast. Feature centre ceiling light

#### Utility Room

7'7 x 7'2

Obscure double glazed window to the side aspect. Modern white base units with polished concrete effect work top. Space for a fridge freezer. Space for a washer dryer. Resin sink with mixer tap.

#### Open Plan Kitchen/Breakfast/Dining Room

18'0 x 9'3

Double glazed French doors lead onto the patio area. Double glazed window overlooking the garden. Two feature skylights in the roof which has been extended

above. Amtico style wooden flooring. Breakfast bar. Pop out sockets along the work surface. Resin sink with mixer tap. Built in dishwasher. Built in microwave oven and large oven below. Four ring induction hob with modern extractor fan above. The kitchen comprises a range of modern grey wall and base level units complimented with Quartz worktops. Ample power points. Built in fridge and freezer.

#### First Floor Landing

Smooth ceiling with coving to ceiling edge and feature centre light. Obscure double glazed window to the side aspect. Power points.

#### Bedroom One

16'8 x 10'0

Smooth ceiling with coving to ceiling edge and feature ceiling rose to centre. Large double glazed bay window to the front aspect. Floor to ceiling built-in storage. TV points. Ample power points. Radiator.

#### Bedroom Two

10'11 x 10'5

Coving to smooth ceiling edge with ceiling rose and feature lighting. Double glazed windows to the rear aspect overlooking the garden. Power points. TV point. Floor to ceiling built-in storage. Radiator.

#### Bedroom Three

8'3 x 8'0

Much larger than average box room. Smooth ceiling with coving to ceiling edge. Power points. Double glazed window to the front aspect. This room houses the boiler.

#### Family Bathroom

7'9 x 7'1

Modern tiling throughout. Obscure double glazed window to the rear. The suite comprises a feature panelled and tiled bath, pedestal sink with waterfall tap, dual flush w.c and walk-in double shower with hand held shower and waterfall shower head above with feature tiled surround. Loft hatch. Wall mounted heated towel rail.

#### Garage

20'0 x 8'10

Power and light connected.









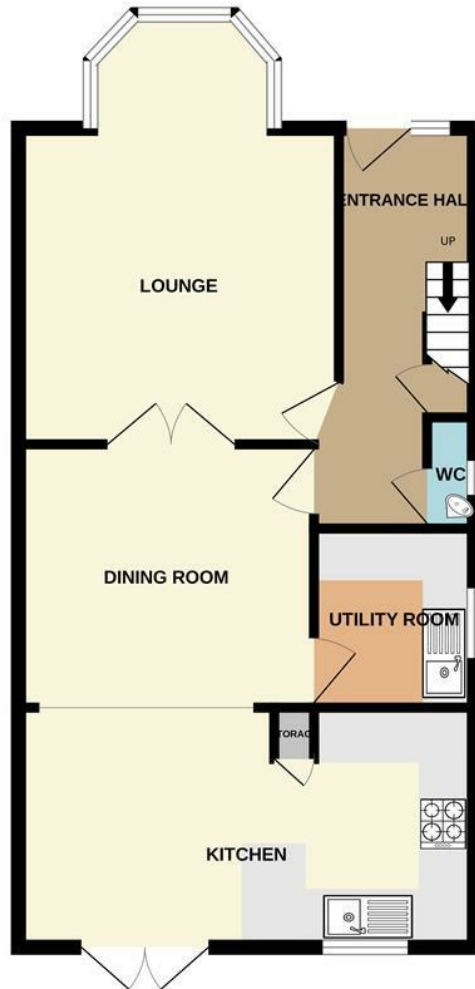
### **Rear Garden**

The west backing garden is approximately 80' long. Commencing with a large patio area perfect for barbeques the rest is mainly laid to lawn. There is an additional patio area at the rear of the garden. Two separate vegetable patches lovingly cared for. Mature sleeper flower beds with shale surround. Access to the storage room.





GROUND FLOOR  
588 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC