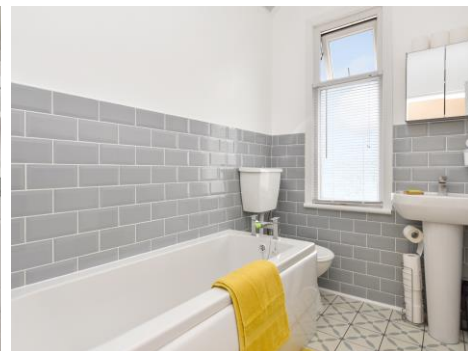




Guide Price: £450,000 - £475,000

111 Richmond Avenue, Thorpedene Estate Borders, Shoeburyness, Essex, SS3 9LF



A substantial versatile detached family home located on the borders of the Thorpedene Estate. The living space includes a spacious recently installed Kitchen, with separate Utility Room, ground floor Shower Room, Living Room with access to a further Dining area/Snug. There is also a further ground floor reception room which could be utilised as a Ground Floor Guest Bedroom with Dressing area or a Playroom. The property has ample off road parking, garage and a good size rear garden. The property is within walking distance to shops, bus routes and schools.



TOTAL FLOOR AREA: 1287 sq.ft. (119.6 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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- *CHARACTER DETACHED FAMILY HOME LOCATED ON A LARGER THAN AVERAGE PLOT*
- *Versatile accommodation with the ability to accommodate six bedrooms (including a Ground Floor Guest Bedroom/Dressing Room)*
- *Good size Living Room with open flue fireplace and access to Dining Area/Snug*
- *Recently installed Kitchen with access to separate Utility Room and a Ground Floor Shower Room*
- *Period property with original quarry style flooring to reception hallway, picture rails and open flue fireplace*
- *Generous rear garden*
- *Garage, workshop and off road parking*
- *Close proximity to shops, beach, bus routes and Schools*



Entrance via: Panelled door inset with obscure glazed inserts to:

Entrance Porch: 9' x 3'1" (2.74m x 0.94m) Glazed windows to front and side aspects. Original style quarry tiled flooring. Original hard wood obscure glazed door through to:

Entrance Hallway: 9'1" x 8'6" (2.77m x 2.6m) Attractive turned staircase rising to first floor accommodation with spindle balustrade and recently laid carpet. Radiator. Half height under stairs storage cupboard. Original style quarry tiled flooring. Part obscure glazed door to Kitchen and Living Room. Further panelled door to Ground Floor Bedroom / Playroom. Picture rail. Radiator. Coving to textured ceiling.

Dual aspect Kitchen: 16'5" x 10'1" (5m x 3.07m) Pair of uPVC double glazed windows to side aspect. Further obscure uPVC double glazed window to front aspect. Feature original chimney breast recess with pair of doors to larder style cupboard and original mantle over. c modern range of eye and base level units to one aspect with square edge working surfaces over inset with single drainer sink unit with mixer tap over. Freestanding four ring hob with stainless steel splashback and extractor canopy over. Undercounter space for dishwasher. Attractive splashback tiling to working surface areas. Further cupboard to storage cupboard housing wall mounted boiler. Radiator. Laminate wood effect flooring. Smooth plastered ceiling. (Agents Note; the vendor would be willing to leave the American style fridge freezer under separate negotiation). Part glazed door through to;

Newly installed Utility Room: 6'3" x 5'9" (1.9m x 1.75m) uPVC double glazed window to rear aspect with uPVC double glazed door providing access to rear garden. The Utility room is fitted with a range of eye and base level units to one aspect with rolled edge working surfaces over inset with stainless steel single drainer sink unit. Under counter recess and plumbing for washing machine and tumble drier. Tiling to all visible walls. Attractive wood effect tiled flooring. Coving to smooth plastered ceiling. Panelled door to;

Recently installed Ground Floor Shower Room: 7'1" (2.16) (extending to 11'4" (3.45)) x 6'1" (1.85) uPVC double glazed window to rear aspect. Further obscure window to side aspect within the WC area. The Shower Room is fitted with a shower enclosure inset with integrated shower unit, pedestal wash hand basin and high level flush wc. Tiling to all visible walls with tiled border inlay. Attractive wood effect tiled flooring. Radiator. Coving to smooth plastered ceiling and ceiling mounted extractor fan.

Living Room: 21'2" (6.45) into bay x 11' (3.35) uPVC square bay window to front aspect. Two radiators. Feature 'open flue' fireplace with marble backplate and hearth and wooden mantle surround. Laminate wood effect flooring. Cornice to papered ceiling inset with ceiling moulding. Pair of multi pane glazed doors to:

Dining Room / Snug: 10'11" x 7'4" (3.33m x 2.24m) uPVC double glazed window to rear aspect. Pair of uPVC double glazed french doors opening to the rear Garden. Laminate wood effect flooring. Radiator. Smooth plastered ceiling.

Ground Floor Bedroom / Play Room: Overall 16'10" (5.13) x 7'4" (2.24) (max)

The first section of the room measures 7'4 x 8'1. Laminate wood effect flooring. Built in recessed shelving unit. Picture rail. Coving to smooth plastered ceiling.

'Bedroom Area' 7'4 x 6'7 uPVC double glazed window to rear aspect. Laminate wood effect flooring. Smooth plastered ceiling.

Landing Space: Radiator. Newly laid carpet. Doors off to all rooms. Coving to textured ceiling with loft access. Open access to;

Home Office / Potential Bedroom: 8'6" x 7'1" (2.6m x 2.16m) uPVC double glazed window to rear. Newly laid carpet. Radiator. Coving to textured ceiling.

Bedroom One: 11'8" (max) x 10'11" (3.56m (max) x 3.33m) uPVC double glazed bay square window to front aspect. Radiator. Laminate wood effect flooring. Picture rail. Built in three door floor to ceiling wardrobe to one aspect. Coving to textured ceiling.

Bedroom Two: 11'1" (3.38) x 9'5" (2.87) (into bay) uPVC double glazed bay square window to rear aspect. Radiator. Picture rail. Coving to textured ceiling.

Bedroom Three: 11' (3.35) x 9'6" (2.9) into bay uPVC double glazed bay window to front aspect inset with three radiators under. Laminate wood effect flooring. Freestanding three door mirror fronted wardrobe inset with 'pull out basket drawers, drawer stack and hanging space. Coving to textured ceiling.

Bedroom Four: 9'11" x 8'6" (3.02m x 2.6m) uPVC double glazed window to rear aspect. Radiator. Laminate wood effect flooring. Coving to textured ceiling.

Recently installed Bathroom Suite: 7'9" x 5'6" (2.36m x 1.68m) Obscure uPVC double glazed window to front aspect. The lovely three piece suite comprises a panelled enclosed bath with mixer tap over, dual flush w.c and a pedestal wash hand basin with water fall style tap over. Radiator. Attractive partly tiled walls. Textured ceiling.

To The Outside of the Property:

The generous rear garden is approached via the Dining Area/Snug and the Utility Room with hardstanding area with large area of shingled patio seating area. Part low level fenced boundary to the lawned area. Established trees and shrubs to borders. Gated side access. Fencing to boundaries. Pitched Roof Workshop 14'3" x 7'10". Further Outhouse/Shed. (Agents Note - please note that the Avery shown in the photo's will not be remaining at the property.

Frontage: Garage 17'0" x 8'2" Up and over door to front. Twin doors to rear providing access to the rear garden. Windows to side. Off road parking





Council Tax Band D

PRELIMINARY DETAILS – AWAITING VERIFICATION

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 5/10/2024