



Asking Price: £399,995

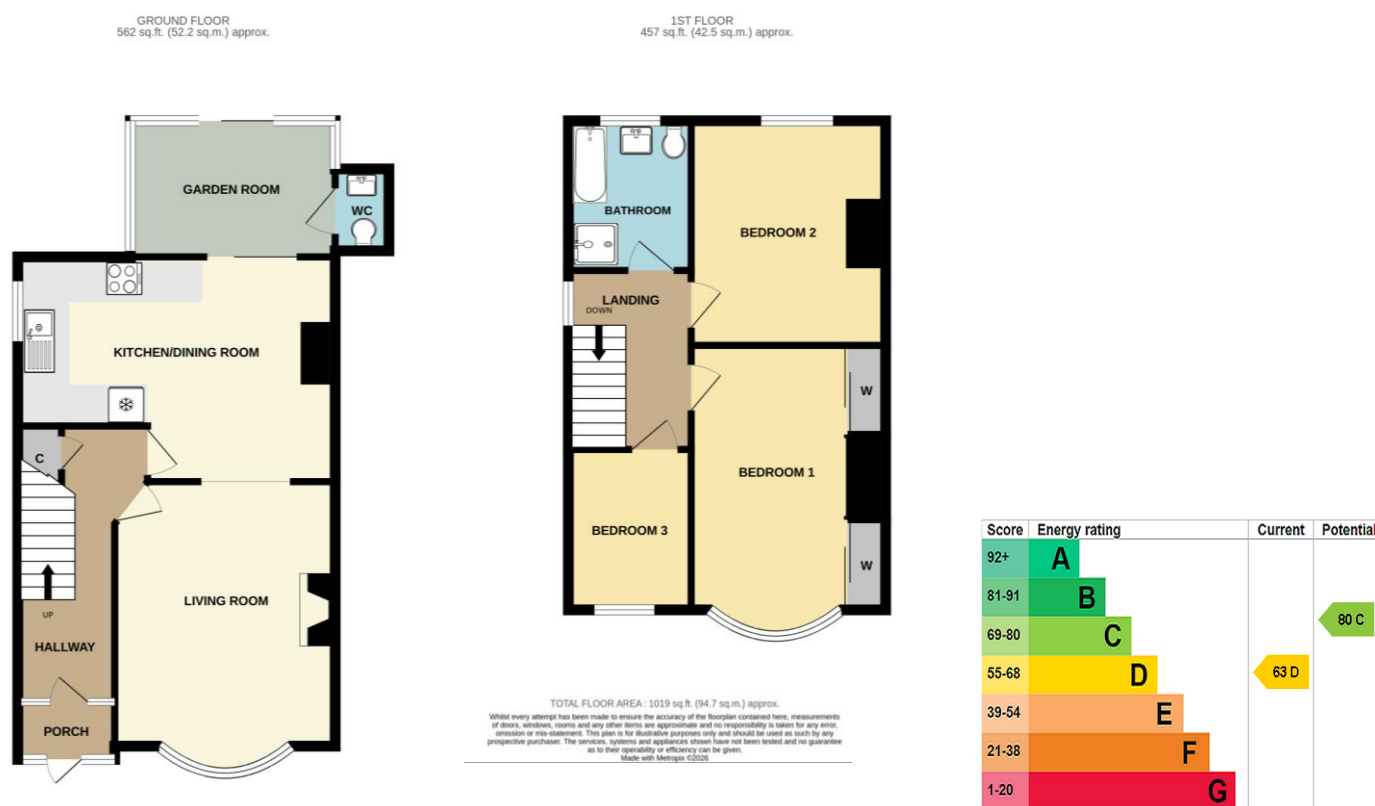
35 St Andrews Road, Thorpedene Estate, Shoeburyness, Essex, SS3 9JF



Situated within the highly regarded Thorpedene Estate is this well presented **THREE** bedroom semi-detached family home, offering bright and well proportioned accommodation throughout. The property benefits from a **SOUTH** facing rear garden, Conservatory/Garden Room, off street parking and attractive character bay frontage.

To the ground floor, the accommodation flows openly between the Living Room, Dining Area and the modern fitted Kitchen, creating an ideal family and entertaining space, whilst further features include full double glazing, a Ground Floor Guest Cloakroom/WC, and a modern four piece first floor Bathroom Suite.

Conveniently positioned close to local amenities, bus routes and the seafront, the property is well suited to growing families and purchasers seeking a popular residential location.



- Popular residential position within the sought-after Thorpedene Estate
- Attractive character style bay fronted **THREE** bedroom semi-detached home
- Generous open-plan style ground floor accommodation
- Comfortable Living Room with feature electric flame effect fireplace
- Separate Dining Area with access to Conservatory/Garden Room
- Modern fitted Kitchen with shaker style units and appliances
- Ground Floor Guest Cloakroom/WC
- Four piece first floor Family Bathroom including separate shower cubicle
- Gas central heating and full uPVC double glazing throughout
- **SOUTH** facing Rear Garden extending to approximately 65ft with generous timber decked entertaining area
- Block paved frontage providing off street parking



Entrance via: Arched recessed entrance with obscure uPVC double glazed entrance door and matching side panel opening to:

Porch: 5'9" x 2'6" (1.75m x 0.76m) Smooth plastered ceiling. Further uPVC double glazed door inset with obscure inserts and matching obscure uPVC double glazed side panels to;

Hallway: 13'5" (4.1) x 7'4" (2.24) (max narrows to 5'8" (1.73)) Radiator inset to decorative cabinet. Staircase rising to First Floor accommodation with door to under-stairs storage cupboard. Wall mounted central heating thermostat. Laminate wood effect flooring. Textured ceiling. Multi-pane glazed door to:

Semi Open Plan Living / Dining / Kitchen:

This impressive open-plan Living, Dining and Kitchen arrangement creates a bright and sociable family living environment, with clearly defined areas flowing seamlessly together. The Dining Area provides direct access to the Garden Room/Conservatory, whilst open access leads through to the fitted Kitchen and spacious Living Room, enhancing the sense of space and versatility ideal for modern day living and entertaining.



Living Room: 14'7" (4.45) (into bay) x 12'1" (3.68) uPVC double glazed bay window to front aspect. Two inset ceiling spotlights. Feature electric flame effect fireplace with marble effect hearth and decorative surround. Radiator. Laminate wood effect flooring. Smooth plastered ceiling. Open access through to;

Dining Room: 12'8" x 10'7" (3.86m x 3.23m) uPVC double glazed sliding patio doors to Garden Room/Conservatory. Radiator inset to decorative cabinet. Laminate wood effect flooring. Smooth plastered ceiling. Open access to;

Kitchen: 7'8" x 7'6" (2.34m x 2.29m) uPVC double glazed window to side aspect. The Kitchen area is fitted with an attractive range of shaker style matching base and eye level units with marble effect rolled edge work surfaces inset with a single drainer one and a quarter bowl sink unit with mixer tap. Inset four ring electric hob with stainless steel extractor canopy above and built-in oven below. Integrated upright fridge/freezer. Under-counter integrated washing machine (please note the vendor has advised that this may be nearing the end of its life and therefore may be removed if required). Glass fronted illuminated display cabinet. Wall mounted 'Main' combination boiler. Tiled splash backs. Under-unit lighting. Laminate wood effect flooring. Smooth plastered ceiling

Garden Room/Conservatory: 11'4" x 7'4" (3.45m x 2.24m) uPVC double glazed Conservatory with French doors opening to the rear Garden and corresponding double glazed windows to remaining aspects. Semi-translucent polycarbonate sloping roof. Radiator. Door to;

Guest Cloakroom/WC: 4'4" x 2'11" (1.32m x 0.9m) The two piece suite comprises low level flush wc and suspended wash hand basin with splash back tiling. Laminate wood effect flooring. Smooth plastered ceiling.

The First Floor accommodation comprises

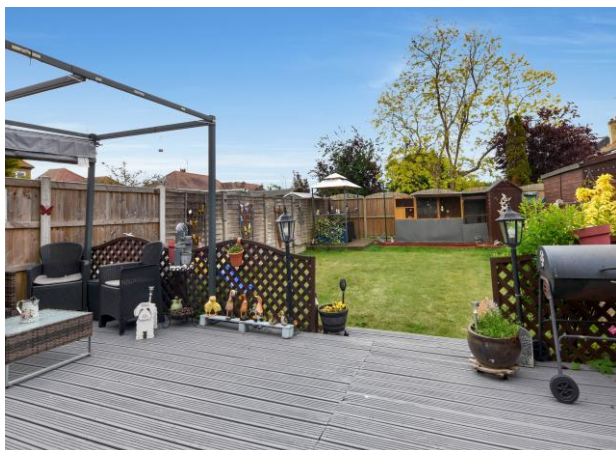
Landing: uPVC double glazed window to side aspect. Panelled doors to all rooms. Lightly textured ceiling with access to Loft Space.

Main Bedroom: 12'7" x 11'5" (max) (3.84m x 3.48m (max)) uPVC double glazed window to rear aspect. Radiator. Smooth plastered ceiling.

Bedroom Two: 14'7" (4.45) (into bay) x 11'5" (3.48) (max) uPVC double glazed bay window to front aspect. Pair of part mirror fronted wardrobes to alcoves. Radiator. Papered ceiling.

Bedroom Three: 8'7" x 6'11" (2.62m x 2.1m) uPVC double glazed window to front aspect. Laminate effect lino flooring. Radiator. Papered ceiling.

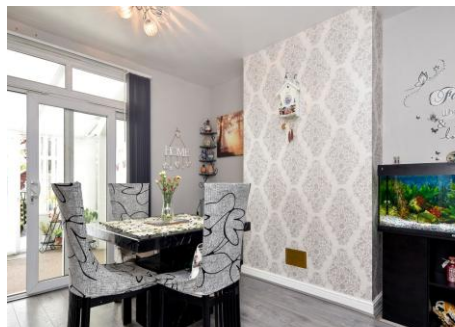
Four piece Family Bathroom: 8'3" x 6'10" (2.51m x 2.08m) Obscure uPVC double glazed window to rear aspect. Modern white suite comprising panel enclosed bath with mixer tap, vanity wash hand basin with mixer tap over with storage cupboard below and low level WC. Separate fully tiled shower cubicle with wall mounted 'Triton' shower. Partly tiled walls decorative border tile inlay. Radiator. Tiled flooring. Smooth plastered ceiling.

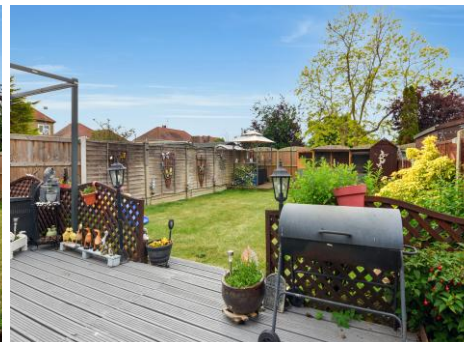
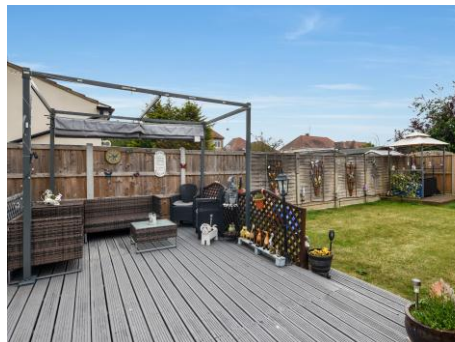


South facing Rear Garden: Approx' 65' (Approx' 19.8m)

The Garden is accessed via the Conservatory/Garden Room timber decked seating area with decorative balustrade. The remainder of the garden is predominantly laid to lawn with established flower and shrub borders. Timber fenced boundaries. External water tap. Side access gate leading to the front of the property. Timber garden shed to remain. Please note the pergola structures are not to remain and the current aviary enclosure will be removed with the ground reinstated by the sellers.

Frontage: The property is approached via a dropped kerb leading to a substantial block paved hard standing driveway providing off street parking. Part raised brick retained flower and shrub borders. Timber fenced boundaries with side gate providing access to the Rear Garden.





Council Tax Band C
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. 5/22/2026