

**DEDMAN  
GRAY**

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**198 Shoebury Road, Thorpe Bay**

Thorpe Bay

Fixed Price **£875,000**



This large detached Goldsworthy family home located in the heart of the Bournes Green School catchment area and within a short walk of Thorpe Bay railway station serving London's Fenchurch Street C2C line. The accommodation comprises: A grand reception hallway, two good size reception rooms, guest w.c, kitchen/breakfast room and utility room. To the first floor there are four double bedrooms, en suite to master and a family bathroom. The South backing rear garden is of considerable size screened with mature shrubs and trees. There is ample parking to the front leading to a garage. N.B. The vendor advises us that planning was granted in November 2018 for a huge extension. Single story on the back of the house for kitchen and office. Building on top of the garage to form bedrooms and permission to turn garage itself into habitable living space. This has now lapsed and planning permission would need to be regranted Shoebury Road is an idyllic location for those commuting to London with the station being within walking distance. The property is also in the ever popular Bournes Green School catchment area.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Large detached Goldsworthy family home
- Spacious reception hall
- Two reception rooms
- 20' fitted kitchen/breakfast room
- 4 bedrooms
- Master bedroom with en suite and separate dressing room

### Entrance

Approached via fully enclosed storm porch, oak panelled front door with leaded light windows to either side:

### Grand Reception Hallway

Limestone tiled floor, radiator, coved ceiling with recessed lighting, turning staircase to first floor, doors to:

### Cloakroom

Low flush WC, wall mounted wash basin, tiled walls and floor, chrome heated towel rail, recessed ceiling lighting, leaded light window.

### Lounge

20' 2" x 17' 6" (6.15m x 5.33m)

Approached via glazed double doors from the reception hall, leaded light oriel bay window to front, wood block flooring, attractive natural stone fireplace with open grate, raised hearth, two radiators with decorative covers, coved ceiling with recessed lighting, illuminated display niches, stained glass leaded light arched window to side.

### Utility Room

11' 6" x 6' 3" (3.51m x 1.91m)

Fitted with a modern range of cream fronted units comprising natural wood work surfaces with butler sink, cupboards and drawers below, wall mounted storage cabinets, concealed gas fired heating boiler, quarry tiled floor, glazed door and leaded light window to side.

### Kitchen/breakfast Room

20' 0" x 19' 10" (6.10m x 6.05m)

Fitted with an extensive range of natural wood fronted units and granite work surfaces, comprising enamel sink unit with mixer tap, cupboards and drawers below, space for range cooker with extractor hood above, range of cupboards and drawers below, recessed for double fridge/freezer, recess ceiling lighting, quarry tiled floor, space for dining table, leaded light windows and stable door framing lovely views across the rear garden, door to:

### Family Room

15' 6" x 11' 0" (4.72m x 3.35m)

Leaded light window overlooking the rear garden,





### **GARDEN**

The property benefits from a large and beautifully established south backing rear garden laid mainly to lawn with extensive patio areas with wall, ornamental fishpond, maturing trees and shrubs, outside lighting, cold water tap.

### **FRONT GARDEN**

Approached via extensive driveway providing ample further parking. Access to:

### **GARAGE**

Single Garage

Double doors, light and power, service meters, loft storage, glazed door to Garden Room/Workshop 9'7" x 9'6" (2.92m x 2.90m), light and power, quarry tiled floor, storage cupboards, leaded light window and door to the rear garden,

### Ground Floor



### First Floor





## Dedman Gray

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