



39 ELM GROVE





WELCOME

Let the warmth of Elm Grove welcome you.

This unique Art Deco home dates back to 1925 and is filled with charm and character, blending seamlessly with contemporary interior design. The layout offers flexibility for family life, with an option for additional bedrooms or guest rooms if required.



COME ON IN



The Paved driveway provides off-street parking for up to 4 cars and has in-and-out layout, meaning there's no need to struggle reversing out of the driveway.

"We have really loved living here; if we could move the house North, we would."

Head to the side of the property for the entrance, opening into the welcoming hallway, where you will find the beautiful hand-made staircase crafted by a former occupant, a master carpenter.



LOVELY

Living Spaces

A lovely living room at the front with a bay window fills the room with natural sunlight. In the evening, light the log burner, get cosy, and put a good movie on the TV.

The study lies at the opposite end of the home; a private space with dual aspect windows and French doors that open to the rear garden, making this room ideal for use for a business if you need customers to visit. Likewise, this room could be a playroom or guest bedroom.

The family room is at the rear of the property overlooking the garden. A sun-filled space with French doors out to the patio area. This room also offers flexibility and could be used as a bedroom.



THE HEART

of the Home



The kitchen is fully equipped with pale grey units and plenty of workspace, a built-in oven and grill, a 4-burner gas hob, an integrated dishwasher and space for a fridge freezer, making this kitchen perfect for whipping up all manner of culinary delights. Enjoy morning breakfasts and evening family meals around the dining table or a quick bite at the breakfast bar.

There is a separate utility room which is the perfect place for the noisy washing machine, so you are not disturbed when the machine is on a full spin cycle.



BEAUTIFUL *Bedrooms*



There is a lovely bedroom on the ground floor with an en-suite shower room, perfect as a master bedroom or guest room.

Retreat to the first floor to find two further double bedrooms, each with an en-suite and plenty of built-in storage space.





BLISSFUL *Bathrooms*



Each bedroom has a private en-suite shower room, so there is never a queue in the morning and no problem finding a moment of quiet. Enjoy long hot showers and pampering without holding anyone up.

This setup is ideal for guests, too, so they have a bathroom of their own. There is also a cloakroom near the utility room.

GLORIOUS

Garden



The driveway takes up most of the front of the property with colour-filled flowerbeds and pots to add a vibrant pop of colour.

To the rear of the property is a very private rear garden with a lawn, edged with established flowerbeds and mature trees and shrubs.

It's a perfect overlooked space for the green-fingered to potter around, yet it's also simple to keep on top of so that you are not a slave to the shrubbery.



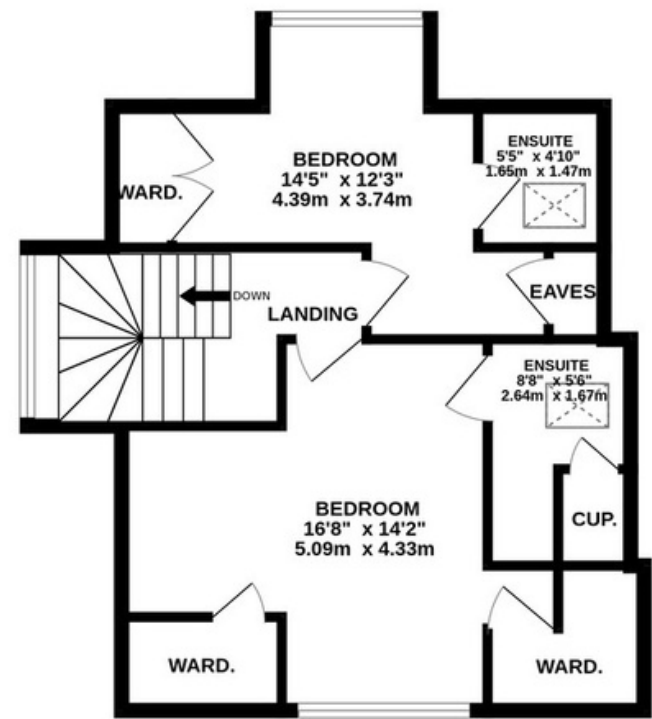
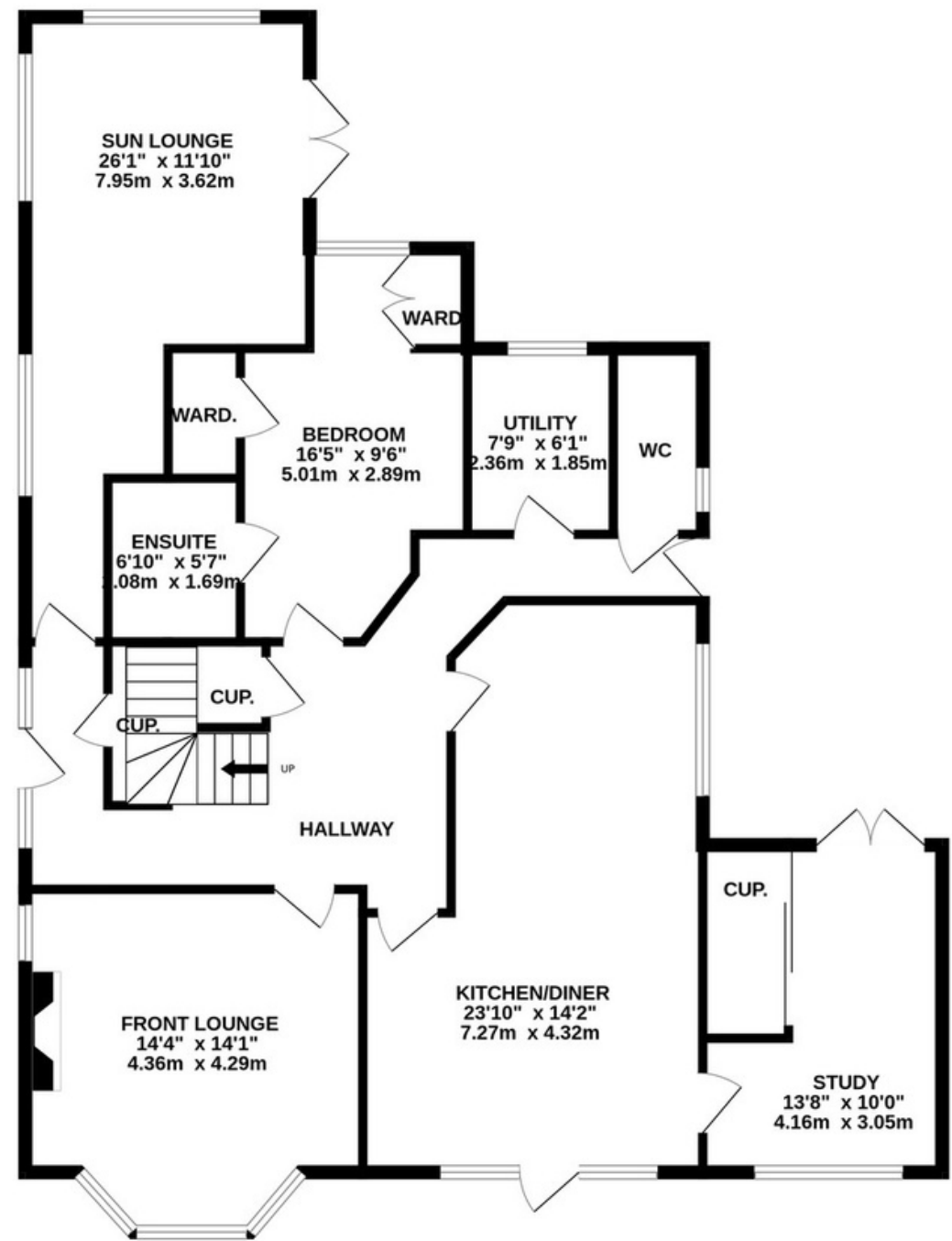
OUT & *About*

Thorpe Bay Esplanade is moments away – a picturesque and serene coastal setting. Its stunning seafront location provides panoramic views... a tranquil environment for relaxation and leisurely walks. The sandy beaches are perfect for sunbathing and family activities, as well as for water sports and recreational swimming. For entertainment, there is an array of activities for all ages and personality types; Thorpe Hall Golf course, Thorpe Bay Lawn Tennis Club, and Thorpe Bay Yacht Club are all close by. In addition, you will find Thorpe Bay Bridge Club that regularly meet, as well as The Lawn Bowls Club. Schooling for children of all ages is within walking distance, too, so there is no need to worry about the mad dash and car parking issues when doing the school run. Elm Grove is in the perfect location for family life, with everything you need right on the doorstep, and with its very own microclimate, Thorpe Bay is one of the driest areas in the UK!



Perhaps the most incredible part of living at Elm Grove is the location. Everything you could possibly need is within a few minutes' walk, with no hills. Thorpe Bay Mainline Station is less than a 5-minute walk, with direct and regular access to London. A gentle stroll to Thorpe Bay Broadway offers a fabulous parade of independent shops and businesses. The area features a selection of boutique shops and eateries, and a uniquely charming atmosphere to be appreciated all year round.





TOTAL FLOOR AREA : 1804 sq.ft. (167.6 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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ASK THE OWNERS:

Where do you go when you need...



LEISURE:
Garons Park Leisure
& Tennis Centre



COFFEE:
Eatalia on The Broadway



DINNER:
There are Indian, Chinese, Italian and Turkish restaurants on The Broadway



SUPERMARKETS:
Tesco Express, Sainsburys & Waitrose



WALK:
The public footpath through Thorpe Hall Golf Club



DAY OUT:
A long walk and lunch at the historic thatched-roof Angel Pub



SCHOOLS:
Bournes Green Infant and Junior School, Thorpe Hall School & Southend Grammar High School

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39 ELM GROVE, THORPE BAY, ESSEX, SS1 3EY

team@weaversstates.co.uk

01702 411146

WEAVERS