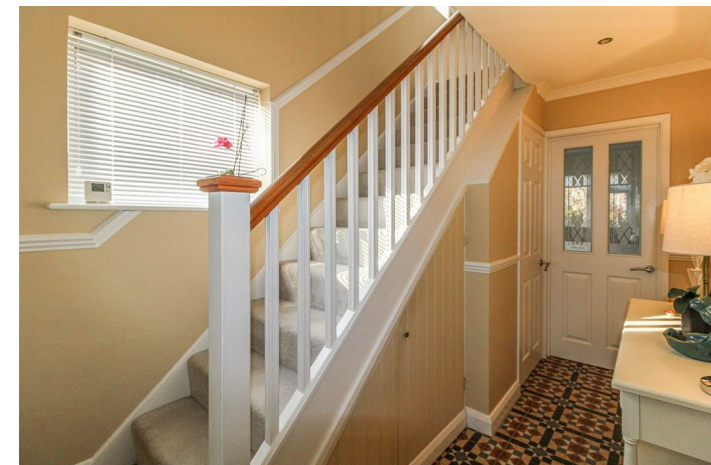




## RAPHAEL DRIVE

SOUTHEND-ON-SEA, SS3 9UR

**PRICE GUIDE £490,000**  
**FREEHOLD**

\*\* WAKERING ACADEMY SCHOOL CATCHMENT - DECEPTIVELY SPACIOUS HOUSE WITH FOUR DOUBLE BEDROOMS & THREE RECEPTION ROOMS - LOCATED WITHIN CLOSE PROXIMITY OF AWARD WINNING BLUE FLAG BEACHES - GUIDE PRICE £490,000-£510,000 \*\* RP&C Estate Agents are delighted to bring to the market, this beautifully maintained family home. The property is close to well regarded schools and within 0.7 of a mile from major c2c rail links which serve London's Fenchurch Street line.

**RP&C.**  
RICKY, PLANT & CHEN-PORTER



# RAPHAEL DRIVE

- Spacious four double bedroom detached house
- Ample off-street parking for multiple vehicles
- Perfectly nestled in a quiet cul-de-sac
- Two first floor bathrooms and additional ground-floor WC
- Partially converted garage
- Three large reception rooms
- Beautifully presented family kitchen with granite worktops
- Sought after location close to well regarded schools
- Easy reach of Shoeburyness train Station for access into Central London
- Close proximity to East Beach



Nestled in a peaceful cul-de-sac, this beautifully presented four double-bedroom detached home offers the perfect blend of comfort, convenience, and style. Located just moments from Shoeburyness train station, providing direct links to central London via the sought-after C2C line, this property is also within close proximity to the award-winning Shoebury East Beach, well-regarded schools, and an array of shops and amenities.

Boasting ample off-street parking for multiple vehicles, this home welcomes you with generous living spaces, ideal for a growing family. The ground floor features three well-proportioned reception rooms, a stunning kitchen complete with granite work surfaces, and the added convenience of a downstairs WC. Upstairs, you'll find four spacious double bedrooms and two well-appointed bathrooms, ensuring comfortable accommodation for all.

Adding to its appeal, the property benefits from a partially converted garage—offering storage at the front while the rear has been transformed into a stylish bar area, perfect for entertaining guests. This truly is a fantastic family home that must be viewed to be fully appreciated.

Book your viewing today and experience all that this exceptional property has to offer!

**Four double bedroom detached house**

**Porch**

**Hallway**

**Ground-floor WC**

**Bay-fronted lounge**

**Dining room**

**Conservatory**

**Kitchen/breakfast room**

**Stairs to first floor**

**Bedroom one**

**En-suite shower room**

**Bedroom two**

**Bedroom three**

**Bedroom four**

**Family bathroom**

**Rear garden**

**Garage**

**Bar Area (garage conversion)**

**Off-Street Parking**

## RAPHAEL DRIVE









# RAPHAEL DRIVE

## ADDITIONAL INFORMATION

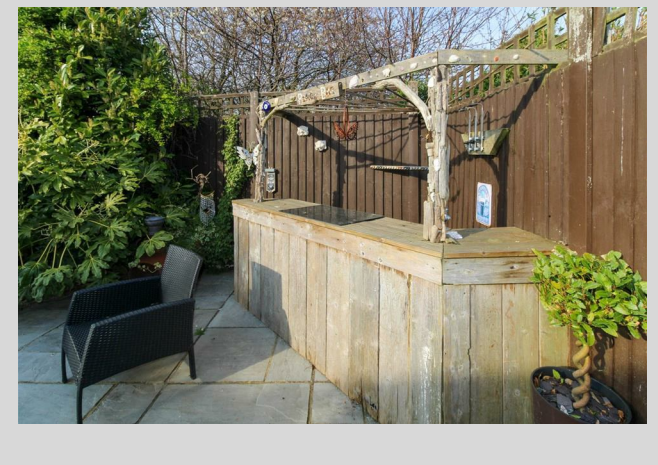
**Local Authority** – Southend Borough Council

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1383.00 sq ft

**Tenure** – Freehold







TOTAL FLOOR AREA : 1383 sq.ft. (128.5 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>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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