



## Waking Road

Shoburness

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- OFF ROAD PARKING



## Guide Price £325,000

**\*\*HUGE POTENTIAL\*\*** A charming three bedroom semi detached home, boasting a large west backing rear garden with a fantastic outbuilding.







Hair & Son are delighted to bring to market this attractive three bedroom semi detached home situated in a great position within Woking Road.

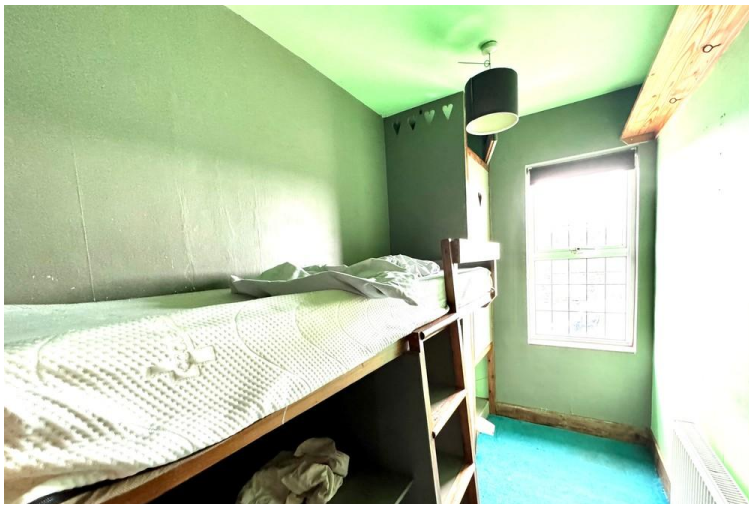
As you enter this home you are welcomed into a spacious hallway, providing access to the living room and the open plan kitchen and dining area. The dining room provides access to the large rear garden via french doors. While the living room is located to the front of the property.

The first floor accommodation comprises of two double bedrooms, a single bedroom located to the front of the property. A four piece family bathroom that features a panelled bathtub, a low level w/c, a shower cubicle and a wash hand basin. The second bedroom is also equipped with a ladder that takes you in to a loft room a great space for storage.

The property presents an opportunity to put your stamp on and to really make it your own, with the potential of extending the living space to the rear subject to the necessary consents.

Externally you have a large west backing rear garden with an





outbuilding at the back which could be used as a home office space or for storage. This garden would allow for a fantastic area to entertain friends and family particularly in those summer days and evenings. To the front of property you have off road parking for two cars.

Situated in Shoeburyness, the property is conveniently located close to schools, local amenities and excellent transport links, including Shoeburyness Train Station

Offered to the market with vacant possession, therefore no onward chain.



#### **HALLWAY**

15' 3" x 5' 4" (4.65m x 1.63m)

#### **LIVING ROOM**

14' 9" x 10' 9" (4.5m x 3.28m)

#### **DINING ROOM/KITCHEN**

16' 6" x 12' 6" (5.03m x 3.81m)

#### **LANDING**

6' 3" x 6' 1" (1.91m x 1.85m)

#### **BEDROOM ONE**

12' 3" x 11' 1" (3.73m x 3.38m)

#### **BEDROOM TWO**

12' 7" x 10' 4" (3.84m x 3.15m)

#### **BEDROOM THREE**

6' 9" x 5' 4" (2.06m x 1.63m)

#### **BATHROOM**

9' 6" x 6' 0" (2.9m x 1.83m)

#### **LOFT ROOM**

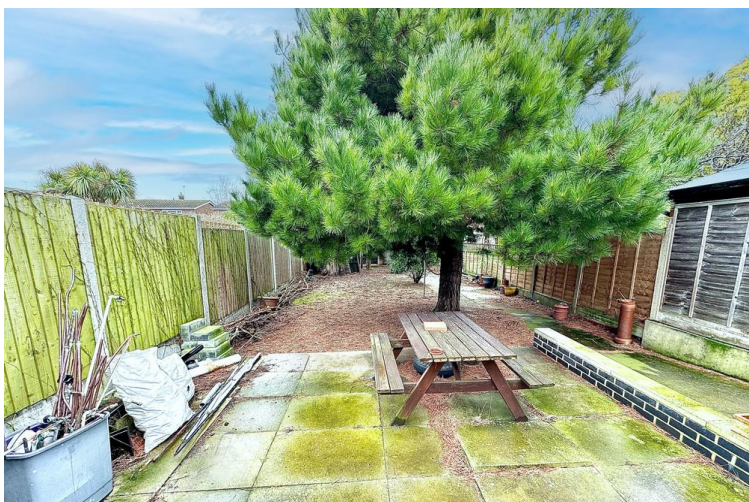
15' 2" x 11' 10" (4.62m x 3.61m)

#### **GARDEN**

#### **OUTBUILDING**

#### **DRIVEWAY**

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



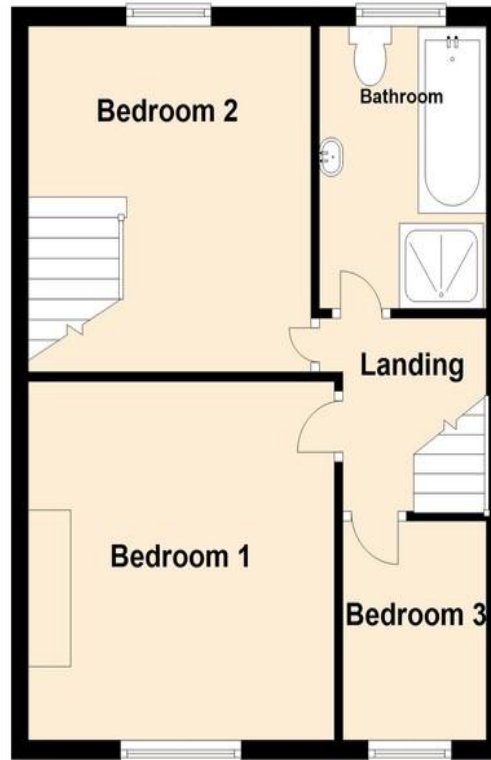
## Ground Floor

Approx. 40.6 sq. metres (436.6 sq. feet)



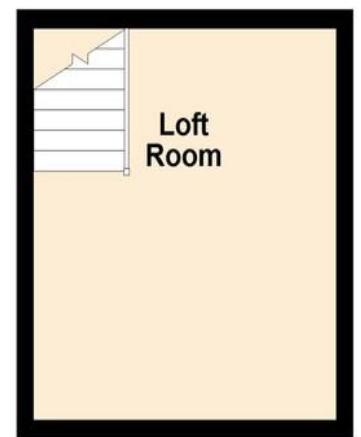
## First Floor

Approx. 40.0 sq. metres (430.8 sq. feet)



## Second Floor

Approx. 14.5 sq. metres (155.8 sq. feet)



Total area: approx. 95.1 sq. metres (1023.2 sq. feet)

Regulated by RICS

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190 London Road  
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