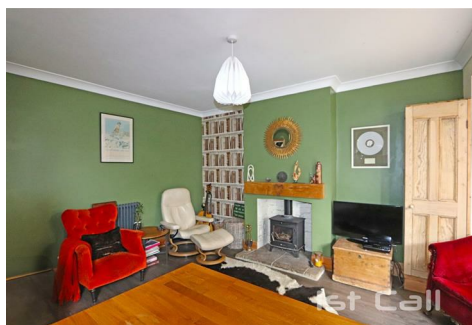


# Ist Call

## SALES AND LETTINGS



**Shoebury Road, Southend-On-Sea, SS3 0BW**

**£450,000**

We are delighted to offer this charming detached Victorian home situated on the outskirts of Great Wakering village and still retaining many period features whilst having been sympathetically restored to suit modern living. With a cosy front lounge the ground floor also offers a beautiful open plan kitchen/ dining/ family space to the rear and is further complemented with a utility room and ground floor shower room. Upstairs you will find three bedrooms and a large family bathroom whilst the property also benefits from off street parking and a lovely, secluded west facing rear garden with a large detached garden building suitable for a variety of uses. Well presented throughout the property can only be truly appreciated with an internal viewing.



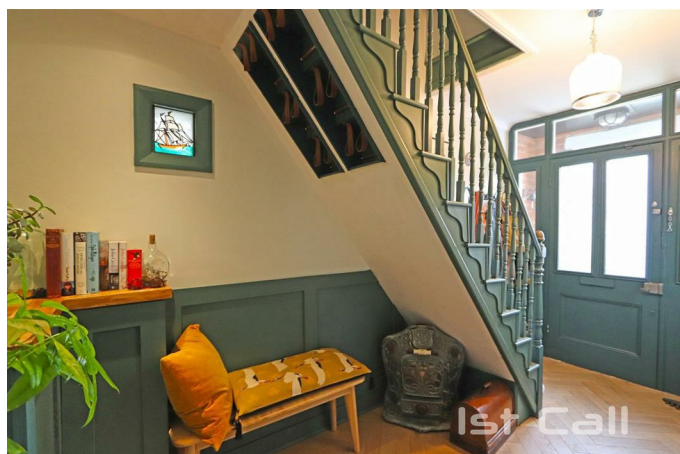
### Accommodation Comprising

Recessed porch with original tiles and part glazed timber front door providing access to...

### Entrance Hall



Staircase to first floor, recessed understairs area with feature coloured picture window to side, oak herringbone flooring, radiator, smooth plastered ceiling, doors off to...



### Front Lounge 14'9 into bay x 12'6 (4.50m into bay x 3.81m)



Double glazed bay window to front, radiator, feature fireplace with wooden surround and inset log burner, laminate wood flooring, smooth plastered coved ceiling with ceiling rose...

### Open Plan Kitchen/ Living Space



### Kitchen Area 7'9 x 9'9 (2.36m x 2.97m)



Range of modern fitted 'shaker' style base units with solid wood working surfaces over, inset butler style sink with mixer tap, integrated induction hob with stainless steel extractor hood over, separate integrated eye level oven and microwave, slimline dishwasher and fridge freezer to remain, breakfast bar, matching range of wall mounted units, tiled splashbacks and flooring, smooth plastered coved ceiling with inset spotlights, double glazed window to rear, open plan to...





**Living Space 23' x 9'8 (7.01m x 2.95m)**



Double glazed french doors to side, roof lantern skylight window, two Victorian style column radiators, feature exposed brick open fireplace with inset log burner, wood flooring, smooth plastered coved ceiling, door to...

**Shower Room 9'8 x 3'11 (2.95m x 1.19m)**



Fully tiled with large glazed walk in shower cubicle with rainfall shower head, suspended vanity wash hand basin, low level W.C., heated towel rail, smooth plastered ceiling, obscure double glazed windows to side and rear...



**Utility Room 9'8 x 4'3 (2.95m x 1.30m)**



Double glazed window to side, tiled flooring, solid wood block working surface with space and plumbing for washing machine and tumble dryer beneath, tiled splashbacks, wall mounted storage cupboards, smooth plastered ceiling with inset spotlights, door to...

**First Floor Landing**

Window to side, loft access with drop down loft ladder (the Vaillant gas central heating and hot water combination boiler is in the loft), smooth plastered coved ceiling, doors off to...

**Bedroom 1 14'7 into bay x 12'1 (4.45m into bay x 3.68m)**



Double glazed bay window to front, radiator, feature cast iron fireplace, smooth plastered coved ceiling with ceiling rose...



**Bedroom 2 12'11 x 9'7 (3.94m x 2.92m)**



Double glazed window to rear, radiator, feature exposed brick chimney breast, smooth plastered coved ceiling...



**Bedroom 3 6'4 x 5'11 (1.93m x 1.80m)**

Double glazed window to front, radiator, smooth plastered coved ceiling...

**Bathroom 9'8 x 8'2 (2.95m x 2.49m)**



Suite comprising freestanding roll top claw foot bath with central mixer tap and shower attachment, 'his & hers' twin vanity wash hand basins inset in marble working surface, high flush 'Victorian' W.C., heated towel rail/ radiator, fully tiled to picture rail

height, built in storage cupboard, smooth plastered ceiling, obscure double glazed window to rear...

**Externally**



**Front Garden**

Paved providing off street parking...

**Rear Garden**



Commencing with paved patio area immediately outside the french doors with flower/ shrub borders, remainder of the garden is mostly laid to lawn with flower/ shrub borders, covered log store, large covered veranda ideal for housing a hot tub / spa with double timber doors providing access to...



**Garden Building 15'1 x 11' (4.60m x 3.35m )**



Windows to front, door to rear providing access to walkway access to St Johns Road...



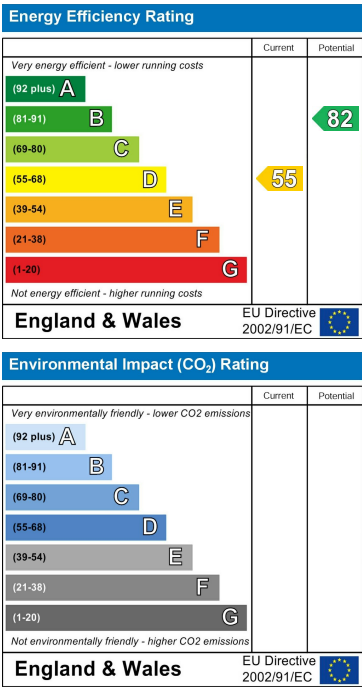
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.