



84 Shoebury Road

84 Shoebury Road Southend-on-Sea Essex SS1 3RS

Home Estate Agents are proud to offer for sale this beautifully appointed three bedroom semi detached character house which has been superbly maintained by the current owners and boasts a fabulous south backing rear garden and lots of scope for further development.

The accommodation comprises; spacious entrance hall, ground floor cloakroom, a stylish and cosy lounge plus a gorgeous open plan kitchen, dining and family area which overlooks the rear garden, whilst to the first floor there are three well appointed bedrooms and a modern four piece bathroom.

Externally the property benefits from a large south backing rear garden, an attached garage plus additional off street parking to the front.



Situated on Shoebury Road, Thorpe Bay, this gorgeous property is within the Bournes Green School Catchment and only a short stroll from Thorpe Bay Station, giving direct access to London Fenchurch Street.

Accommodation Comprises

The property is approached via part glazed entrance door leading to:

Entrance Hall 19'7 x 8'6

A great size entrance hall with Amtico wood flooring, stairs leading to the first floor landing with under stairs storage cupboard, feature wood panelling to waist height, picture rail, cast iron effect radiator. doors to accommodation.

Ground Floor Cloakroom 4'1 x 3'

Modern two piece suite comprising; low level WC, wall mounted wash hand basin with tiled splash backs.



Lounge 15'11 (into bay) x 11'10

Double glazed bay window to front aspect with bespoke fitted plantation shutters, Amtico wood flooring, cornice to ceiling, picture rail, radiator.

Open Plan Kitchen & Family Room 26'3 x 24'7

A fabulous open plan family space with two clearly defined areas as follows:

Kitchen/Breakfast Room 16'2 x 14'3

Double glazed window to rear aspect. The kitchen is fitted to include a modern one and a quarter bowl sink unit with mixer tap, inset into a range of work surfaces with cupboards and drawers beneath, appliance space for Range cooker with



fitted extractor hood above, built-in dishwasher, bin storage, matching range of eye level wall mounted units, central breakfast bar with seating around, vaulted ceiling with Velux windows and inset spotlighting, Amtico wood flooring, double glazed bi folding doors to the rear garden, door to garage, open plan to:

Family & Dining Area 13'11 x 11'5

Double glazed bi folding doors to the rear garden, Amtico wood flooring, picture rail, radiator.

First Floor Landing 7'11 x 7'7

Double glazed obscure window to side aspect, carpeted, picture rail, access to the loft space, doors to:

Bedroom One 14' x 10'8

Double glazed window to rear aspect, carpeted, picture rail, radiator.

Bedroom Two 12'6 x 10'6

Double glazed window to rear aspect, carpeted, picture rail, radiator.

Bedroom Three 8'2 x 7'5

Double glazed window to front aspect, carpeted, built-in wardrobe, picture rail, radiator.

Bathroom 10'7 x 7'5

Double glazed obscure windows to rear and side aspect, floor standing bath with mixer tap, low level WC, pedestal wash hand basin, fully tiled shower cubicle, tiled flooring, heated towel rail.

Externally

Rear Garden

The property benefits from a south backing rear garden which commences with a patio area to the immediate rear with the remainder being laid to lawn and enclosed by screen panelled fencing.

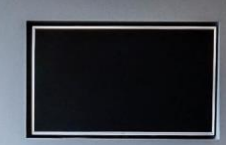
Front Garden

The front is paved providing off street parking and giving access to:

Garage 21'5 x 7'10

With double opening doors, power and lighting connected, cupboard housing gas central heating boiler (which we understand from the vendor was fitted this year) plus a hot water tank.







Guide Price £600,000 - £625,000 Freehold

HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

HP1222 Printed by Ravensworth 01670 713330