



61 Kingfisher Street

61 Kingfisher Street Great Wakering Essex SS3 OFS

Home Estate Agents are very excited to offer for sale this beautifully maintained five bedroom detached family home, situated in a popular position close to open farmland yet still within easy reach of local amenities and major railway links.

The accommodation is cleverly spread out over three floors and comprises; entrance hall, ground floor cloakroom, a separate utility room, a formal lounge and a fabulous open plan kitchen & dining room overlooking the rear garden.

To the first floor there is a spacious landing with stairs rising to the second floor, a gorgeous master bedroom with an en suite shower room. There are two further bedrooms and a family bathroom completing this floor.

The second floor offers two further double bedrooms both of which are complimented by a modern three piece shower room.



Externally the property benefits from a great size rear garden and an independent driveway to the front allowing off street parking for several vehicles and giving further access to a detached garage.

Located on Kingfisher Street in the picturesque village of Great Wakering, this modern family home is perfectly positioned to take full advantage of open woodland and fishing lakes which are close by as well as being within a short drive to railway stations giving direct access into London.

Accommodation Comprises

Part double glazed entrance door leading to:

Entrance Hall 12'1 x 11'1 max

Karndean Wood flooring, smooth plastered ceiling, built in cloaks cupboard, radiator. Doors to:

Ground Floor Cloakroom 6'4 x 5'5

Low level WC, wash hand basin with mixer tap inset into a range of square edge worksurfaces with cupboards beneath, incorporating space and plumbing for washing machine, Karndean wood flooring, smooth plastered ceiling, radiator.



Utility Room 8'3 x 7'1

Double glazed window to front aspect, Karndean wood flooring, smooth plastered ceiling, rolled edge worksurfaces with cupboards beneath and appliance space for tumble dryer, matching range of eye level wall mounted units, smooth plastered ceiling, radiator.

Lounge 15'2 x 10'3

Double glazed window to front aspect, Karndean wood flooring, smooth plastered ceiling, radiator. Double doors leading through to:

Kitchen 25'9 x 10'2

Double glazed window to rear aspect, two sets of double glazed French doors giving access out to the rear garden. The kitchen is fitted to include a stainless steel single drainer sink unit with mixer tap inset into a range of rolled edge worksurfaces with cupboards



and drawers beneath, built in oven and microwave with matching five ring gas hob with extractor hood above, further range of matching eye level wall mounted units, Karndean wood flooring, smooth plastered ceiling, large walk-in understairs storage cupboard, radiator, double doors leading through to the lounge.

First Floor Landing 17'1 x 6'4

Double glazed window to front aspect, carpeted, smooth plastered ceiling, stairs leading to the second floor accommodation, radiator. Doors to:

Master Bedroom 18'1 x 16'5 x 10'3

Double glazed window to front aspect, carpeted, smooth plastered ceiling, range of built in wardrobes, radiator. Door to:

En-Suite Shower Room 10'3 x 4'7

Double glazed obscure window to rear aspect, modern three piece suite comprising; fully tiled shower cubicle, low level WC, pedestal wash hand basin with mixer tap, smooth plastered ceiling, tiled flooring, heated towel rail.

Bedroom Four 10'7 x 8'3

Double glazed window to rear aspect, carpeted, smooth plastered ceiling, radiator.

Bedroom Five 10'1 x 8'3

Double glazed window to front aspect, carpeted, smooth plastered ceiling, range of built in wardrobes, radiator.

Family Bathroom 7'1 x 6'4

Double glazed obscure window to rear aspect, modern suite

comprising; panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level WC, smooth plastered ceiling with inset spotlighting, tiled flooring, heated towel rail.

Second Floor Landing 7'3 x 3'5

Carpeted, built in storage cupboards, smooth plastered ceiling. Doors to:

Bedroom Two 16'2 < 13'1 x 10'4

Double glazed window to front aspect, carpeted, additional Velux window to rear, smooth plastered ceiling, two wall light points, radiator.

Bedroom Three 11'1 x 10'2 < 7'2

Double glazed window to front aspect, carpeted, smooth plastered ceiling, two wall light points, radiator.

Shower Room 7'6 x 5'6

Velux window to rear, fully tiled shower cubicle, low level WC, pedestal wash hand basin with mixer tap, half tiled to surrounding walls, tiled flooring, smooth plastered ceiling, heated towel rail.

Externally

Rear Garden

The property benefits from a great size rear garden which is mainly laid to lawn with outside lighting and water tap, access to garage.

Garage 23'3 x 9'8

With Up and Over door, power and lighting connected, personal door to garden.

Frontage

To the front of the property there is a small lawned area and off street parking for two cars.











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Price: £595,000 Freehold

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