



Ashes Road | | Shoeburyness | SS3 9RB

£475,000

**bear**  
*Estate Agents*

Ashes Road |  
Shoeburyness | SS3 9RB  
£475,000

Spacious four-bedroom semi-detached home offering versatile living accommodation, a generous West-facing garden, and a prime position on the sought-after Garrison in Shoeburyness.

- Four Bedroom Semi-Detached House
- Large Lounge/Diner with Bi-Folding Doors
- Ground Floor WC
- West Facing Rear Garden with a Patio
- Sought After Garrison Location
- Versatile Ground Floor Double Bedroom
- Kitchen with Space for Dining
- Ensuite to Master Bedroom
- Off-Street Parking and a Garage
- Double Glazing and Gas Central Heating





This well-presented semi-detached house provides flexible and generously proportioned living space, ideal for modern family living. The property opens with an entrance hall featuring useful storage, leading into a large lounge/diner with bi-folding doors opening onto the rear garden, creating a bright and sociable space. From here, there is access to a ground floor double bedroom with built-in wardrobes, perfect for guests or multi-generational living. A good-sized kitchen offers space for a dining table, while a convenient ground floor WC completes the downstairs accommodation. To the first floor, the landing provides access to an airing cupboard and leads to a spacious master bedroom with built-in wardrobes and a modern three-piece ensuite shower room. There is a further double bedroom, a single bedroom, and a three-piece family bathroom. Externally, the property boasts a generous West-facing rear garden, predominantly laid to lawn with a large patio seating area, ideal for entertaining. Additional benefits include off-street parking and a garage for storage, along with double glazing and gas central heating.

Situated on Ashes Road in Shoeburyness, within the highly sought-after Garrison development, the property falls within the catchment area for Hinguar Community Primary School and Shoeburyness High School. The home is conveniently located close to local amenities, bus links, and Shoeburyness Train Station, which is well known for providing a seat on all trains into London. The seafront and Shoebury East Beach are also within easy reach, making this an ideal location for families and commuters alike.



## Four Bedroom Semi-Detached House

### Entrance Hall

15'2 x 6'4 (4.62m x 1.93m)

### Lounge/Diner

16'10 x 13'8 (5.13m x 4.17m)

### Kitchen

10'2 x 10'1 (3.10m x 3.07m)

### Bedroom Three

12'2 x 9'2 (3.71m x 2.79m)

### WC

7'1 x 3'6 (2.16m x 1.07m)

### Landing

10'6 x 4'8 (3.20m x 1.42m)

### Bedroom One

13'4 x 13'3 (4.06m x 4.04m)

### Ensuite

6'5 x 6'0 (1.96m x 1.83m)

### Bedroom Two

9'10 x 9'6 (3.00m x 2.90m)

### Bedroom Four

8'8 x 7'1 (2.64m x 2.16m)

### Bathroom

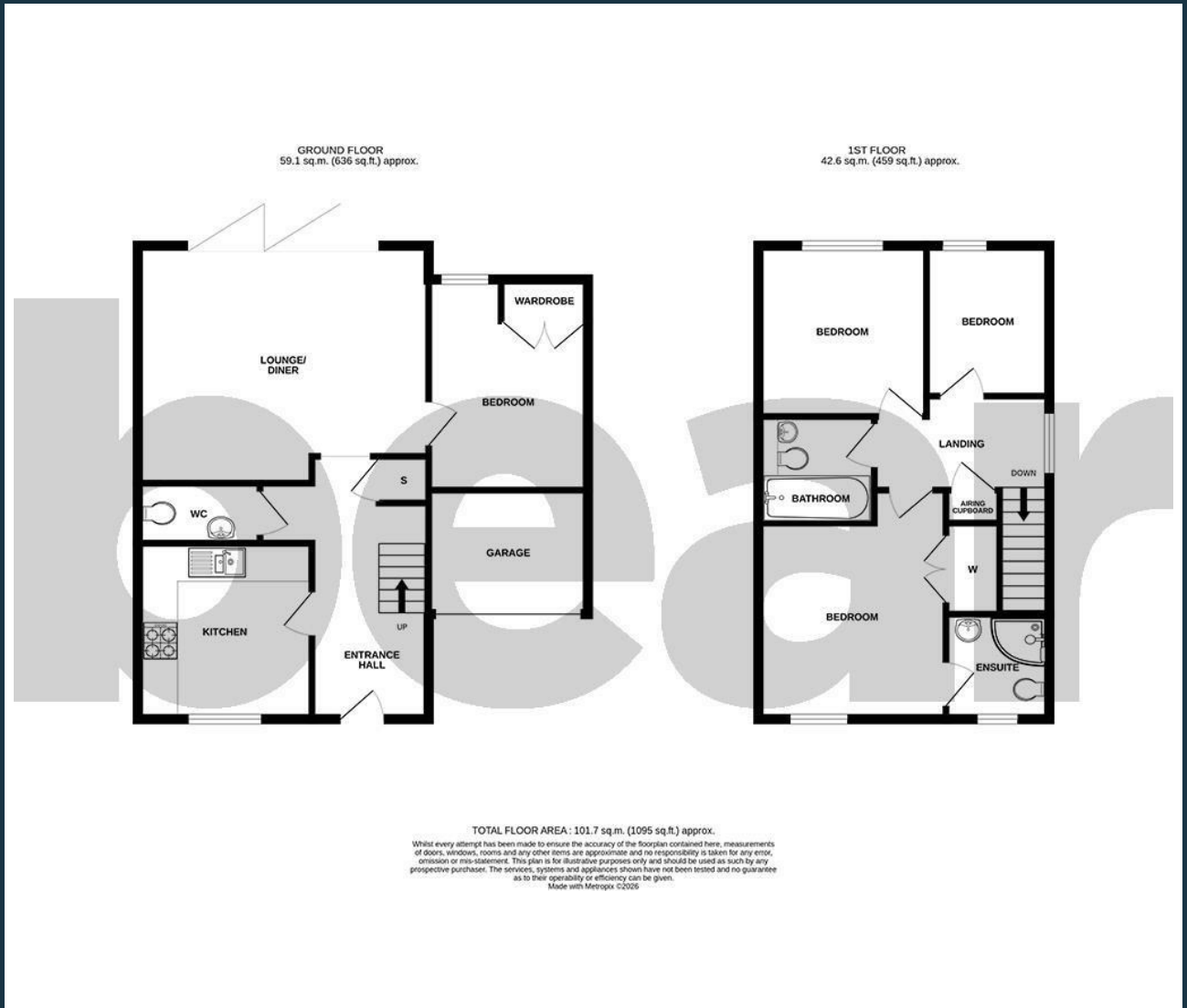
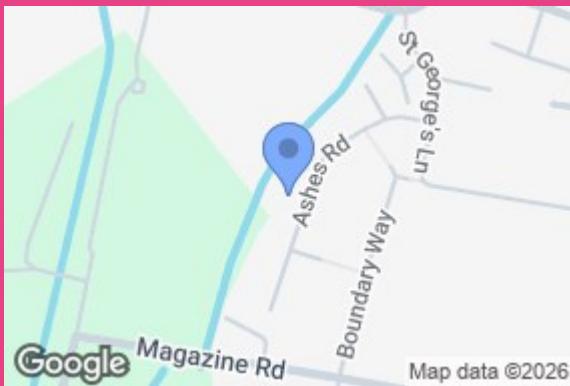
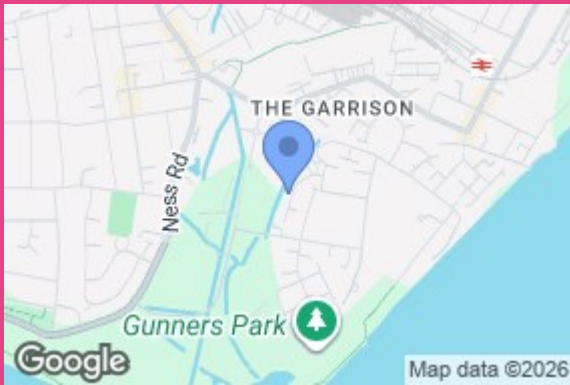
6'7 x 6'2 (2.01m x 1.88m)

### West Facing Garden

### Off-Street Parking

### Garage





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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