



CAULFIELD ROAD

SS3 9LP

GUIDE PRICE £600,000
FREEHOLD

** £600,000 - £625,000 ** UNIQUE FIND - EXTENDED FOUR BEDROOM DETACHED HOUSE WITH KERB APPEAL AND WONDERFUL KITCHEN/DINER EXTENSION WITH BI-FOLDING DOORS - SHOEBURY HIGH SCHOOL CATCHMENT **

RP&C.
RICKY, PLANT  CHEN-PORTER

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- Fully detached four bedroom house on an extensive size plot
- Superb open plan kitchen/diner
- Stunning & mature rear garden
- Shoebury High School catchment
- Walking distance of Thorpe Bay railway line & Broadway shopping parade
- Solar panels benefitting payments for next 10 years
- New double glazed windows and doors (fitted circa 2022)
- Modern gas boiler fitted 2020
- parking for 8/9 cars
- Further extension potential (stpp)



RP&C Estate Agents are proud to present this charming and generously proportioned four bedroom detached family residence, a home of warmth, space and quiet sophistication, nestled within the ever-popular Shoebury High School catchment and just a 15 minute walk from Thorpe Bay Station and the vibrant Broadway.

Set behind an expansive driveway offering parking for up to eight/nine vehicles, this attractive home welcomes you through a spacious porch and into a bright, flowing entrance hall. A guest cloakroom and internal garage access add practicality, while the heart of the home opens into a beautifully large living room — a serene and inviting space for family life and entertaining.

To the rear, the home truly shines: an expansive kitchen-diner, flooded with natural light and thoughtfully designed with a central island, a full range of integrated appliances, and uninterrupted views over the beautifully established rear garden. From here, a spacious utility room adds functionality, accompanied by not one but two walk-in larder cupboards — a rare and beloved feature.

Upstairs, four well-proportioned bedrooms provide comfort and privacy for all the family, served by a sleek, modern bathroom finished to a high specification. Throughout, the property is double

glazed and enjoys the efficiency of gas central heating, maintained to exceptional standards by its current owners.

Externally, the garden is a private, leafy haven — lovingly landscaped, offering peace and space for outdoor living, play or quiet contemplation.

Perfectly positioned for commuters with easy access to the C2C line into London, this home combines family-friendly features with a sought-after location, making it an exceptional offering not to be missed.

Entrance Porch

Entrance Hallway

Guest w.c

Spacious Lounge

Bespoke Kitchen/Diner

A superb size room with feature dome window and feature bi-folding doors onto the garden. The kitchen enjoys a wonderful range of built in, Bespoke storage cupboards and integrated appliances. There is Wet underfloor heating.

Utility Room

A generous array of storage cupboards with two feature larder cupboards of considerable size. Exterior access.

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Modern Family Bathroom

Mature Garden

A beautiful and impeccably presented garden with a fine array of mature shrubs and trees and various outbuildings to remain. large koi pond. New fencing fitted to both side elevations. Outside dawn/dusk lighting sensors.

Front

An attractive driveway could comfortably park at least eight cars. Access to the garage.

Garage

Electric roller shutter door, internal access to the property.

Agents Note

Solar panels fitted and benefits from Government Fitt payments until 2035. water softener fitted serving the whole house. New double glazed windows and doors installed 2022. Flat roof to rear extension has a lifetime guarantee. LED lighting in most rooms. New roof fitted 15 years ago circa 2010. Hive heating controllers. Modern gas boiler fitted in 2020 still under warranty.

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ADDITIONAL INFORMATION

Local Authority – Southend

Council Tax – Band D

Viewings – By Appointment Only

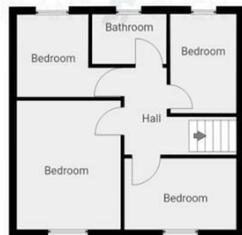
Floor Area – sq ft

Tenure – Freehold





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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		82	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

RP & C Estate Agents
15 Nelson Street
Southend On Sea
SS1 1EF

01702 844984
info@rpcestateagents.co.uk
www.rpcestateagents.co.uk

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