



WAKERING ROAD
SOUTHEND-ON-SEA, SS3 9TP

GUIDE PRICE £400,000
FREEHOLD

**** £400,000 - £425,000 ** - VERSATILE TWO/THREE BEDROOM EXTENDED COTTAGE, BENEFITTING FROM OFF-STREET PARKING FOR TWO VEHICLES ALONGSIDE AMPLE VISITORS PARKING AND A SIZEABLE REAR GARDEN, OVERLOOKING PICTURESQUE OPEN FIELDS. PRESENTING A WEALTH OF CHARACTER ALONGSIDE THREE SUMPTIOUS RECEPTION ROOMS.**

RP & C.
RICKY, PLANT  CHEN-PORTER

WAKERING ROAD

- Charming cottage boasting a wealth of character
- Versatile accommodation with two/three bedrooms and two/three reception rooms
- Off-street parking for two vehicles
- Overlooking open-fields
- Large plot with sizeable rear garden
- Convenient ground-floor WC
- Stunning window shutters and Woodburning stove to ground-floor
- Sizeable and versatile summerhouse
- Semi-rural yet convenient location
- A rarely available opportunity



This charming and versatile two/three-bedroom cottage is set on a large plot and offers an abundance of character throughout, making it a truly special home. The property has been thoughtfully extended, providing flexible accommodation to suit a variety of lifestyles.

The current configuration offers two bedrooms and three reception rooms, however the layout can easily be adapted to provide three bedrooms and two reception rooms, allowing buyers to tailor the space to their needs. Features such as a wood-burning stove and bespoke window shutters enhance the cottage's charm while adding comfort and practicality.

Externally, the property benefits from off-street parking for two vehicles and a sizeable garden with two ornamental ponds with fountains. The rear garden overlooks open fields, creating a peaceful and private setting. The garden also includes a large summerhouse with power and light, ideal for home working, hobbies, or entertaining.

Despite its semi-rural feel, the location remains highly convenient, situated close to Shoebury train station and within easy reach of local amenities, offering the best of both countryside living and accessibility.

This is a rarely available opportunity to acquire a character-filled cottage in a sought-after setting, and

early viewing is highly recommended to fully appreciate all it has to offer.

Versatile two/three bedroom cottage

Entrance lobby

Lounge

Additional reception room/bedroom

Kitchen

Ground-floor WC

Dining room/garden room

Stairs to first floor

Bedroom one

Bedroom two

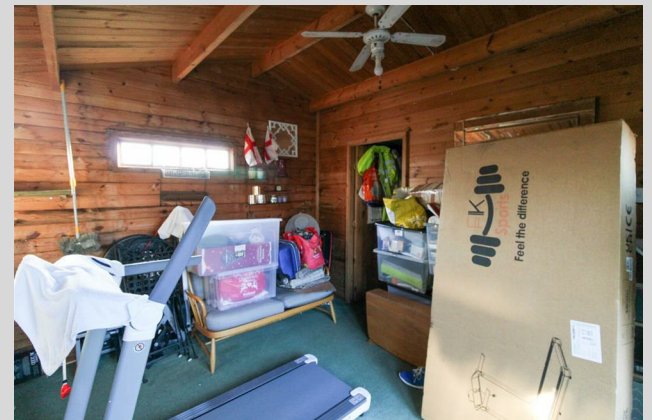
Luxury tiled shower room

Large rear garden

Summerhouse with power and light

Off-street parking for two vehicles

WAKERING ROAD





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ADDITIONAL INFORMATION

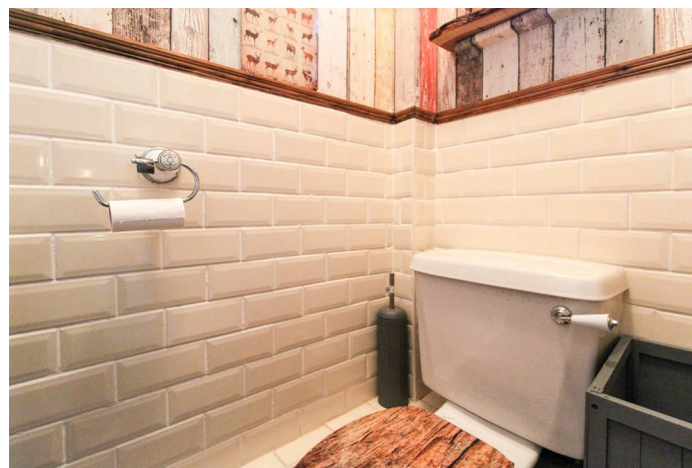
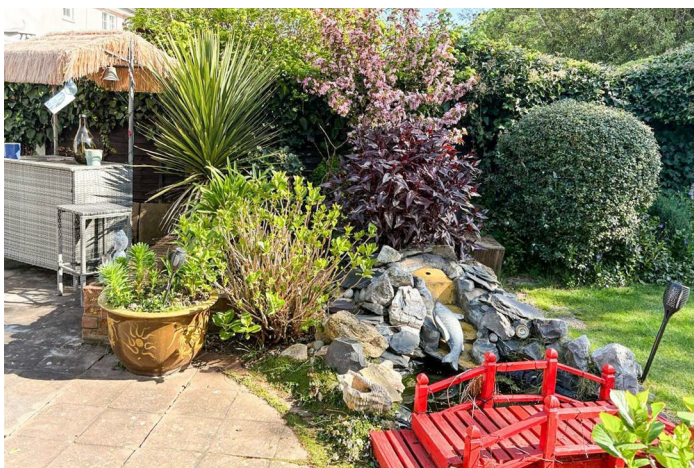
Local Authority – Rochford

Council Tax – Band C

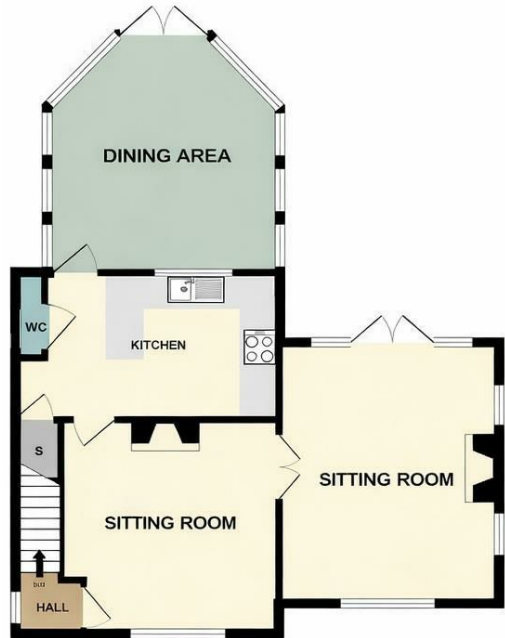
Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 979 sq.ft. (90.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items is approximate and no responsibility is taken for omissions, error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or fitness can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		69	
(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	

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

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