

Connaught Gardens,  
Shoeburyness  
£695,000

EST. 1995  
**HUNT ROCHE**  
*The Estate Agent*  
**FOR SALE**  
01702 290900

Est. 1995  
**HUNT ROCHE**  
*The Estate Agent*



**Overview;**

**The positioning of the home is within easy access of the Thames Estuary with Thorpe Bay Yacht Club and Tennis Club within easy reach. Shoebury Common (within around 10 minute walk) with the beach hut lined promenade and Blue Flag beach front.**

**The home has been professionally extended to the rear to provide a substantial character detached family home which boasts substantial accommodation with further planning consent gained for further extensions.**

**The home is approached via a driveway for off road parking for three/four vehicles with access to the light and airy Reception Hallway.**

**There is a spacious integrated Kitchen / Family Room, with a set of bi-fold doors opening onto the landscaped rear Garden with access to a Home Office/Playroom (formerly the Garage) and a Utility Room/Store Room. There is also a bay fronted formal Sitting Room and a Ground Floor Guest WC.**

**To the first floor there are FOUR Bedrooms with the two rear Bedrooms offering a pair of french doors to a Juliet balcony overlooking the wonderful rear Garden  
The principle bedroom has access to a large four piece Bathroom suite. There is an additional modern four piece bathroom suite.**

**The rear Garden is of generous size with a newly installed 10' x 8' Summer House which has been fully insulated, with power and lighting with a further decked patio seating area to the side.**

**A viewing is essential to appreciate the spacious rooms and light and airy feeling family home.**

The Accommodation comprises;

The home is approached via a hardwood panelled door inset with obscure leaded picture window leading to;

**Spacious Reception Hallway:** Leaded picture obscure uPVC double glazed window to side aspect. Further obscure full height panelled window to front aspect with fan light opener. Pair of panelled doors to recessed cloaks cupboard. Turned staircase rising to first floor accommodation. Two radiators. Part glazed door to formal Sitting Room. Pair of part glazed doors provide access to the Kitchen/Family Room. Smooth plastered ceiling inset with recessed lighting. Further panelled door to;



**Formal Sitting Room: 16'8" (5.08) (into bay) x 12'4" (3.76)**

uPVC double glazed bay window to front aspect with leaded fan light openers. Attractive original shaped obscure glazed leaded picture window to side aspect. Radiator. Feature marble surround fireplace inset with electric coal effect fire. Wall light points. Cornice to smooth plastered ceiling inset with recessed lighting.

**Ground Floor Guest Cloakroom / WC: 5'3" x 2'1" (1.6m x 0.64m)**

Obscure uPVC double glazed window to side aspect. The modern white suite comprises dual flush WC and corner suspended wash hand basin with mixer tap over. Tiling to all visible walls. Radiator. Smooth plastered ceiling inset with recessed lighting.





**Open Plan Kitchen / Family Room / Diner:  
Overall measurement 26'1" (7.95) x 20'4" (6.2) (max)**

The room is approached a pair of part glazed doors from the Hallway and commences with a bank of fitted book shelves to either side inset with lighting. Radiator. High quality laminate wood effect flooring throughout. Radiator. Door providing access to 'Home Office/Play Room'. Coving to smooth plastered ceiling inset with recessed lighting.

**Kitchen Area**

The Kitchen is fitted with a comprehensive range of high gloss eye and base level cabinetry with wood effect working surfaces over, inset with one-and-a-quarter stainless steel sink unit with single drainer and mixer tap over. The Kitchen offers a range of integrated appliances to include a 'Hoover' washing machine and dishwasher. Built in 'Bosch' electric oven with four ring electric hob over with stainless steel extractor canopy over. Recess housing for freestanding 'Hoover' American Style fridge / freezer (to remain). Splashback tiling. Undercounter and kickplate lighting.

**Family Room / Dining Area**

Pair of high level obscure uPVC double glazed windows to either side. Bank of uPVC double glazed bi-fold doors opening onto the decked seating area of the rear Garden. Two radiators.



**Home Office (former Garage): 14'7" x 7'6" (4.45m x 2.29m)** uPVC double glazed bay window to front aspect. Laminate wood effect flooring. Panelled door to electric cupboard. Smooth plastered ceiling. Pair of uPVC double glazed doors to;

**Utility Room / Store: 12'7" x 7'1" (3.84m x 2.16m)**

uPVC double glazed door to rear Garden with fanlight opener over. Laminate wood effect flooring. Four 'flat' skylights inset with smooth plastered ceiling inset with recess lighting.

### **The First Floor Accommodation comprises;**

**Landing:** Large feature original obscure glazed leaded picture window to side aspect with secondary glazing. Panelled doors to all first floor rooms. Radiator. Picture rail. Cornice to smooth plastered ceiling with access to loft space.



**Family Bathroom: 9'10" (3) (reducing to 6'7" (2)) x 7'5" (2.26)**

The modern white four piece suite comprises dual flush WC, independent double width tiled shower enclosure with integrated shower unit, tiled enclosed bath with central taps and vanity wash hand basin with mixer taps over and storage cupboards under. Recessed area inset with mirror. Tiling to all visible walls inset with additional vanity mirror over the wash hand basin. Over mirror lighting. Radiator. Coving to smooth plastered ceiling inset with recessed lighting.

**Principle Bedroom: 11'10" (3.6) x 10'7" (3.23) (excluding wardrobe)**

Pair of uPVC double glazed doors with fanlight openers, opening to Juliet style balcony. The bedroom is fitted with a range of floor to ceiling mirror fronted slide'a'robe wardrobe to one aspect. Radiator. Wall light points. Smooth plastered ceiling inset with recessed lighting. Pair of panelled doors open to;

**Jack & Jill style Ensuite Bathroom: 9'10" x 9'7" (3m x 2.92m)**

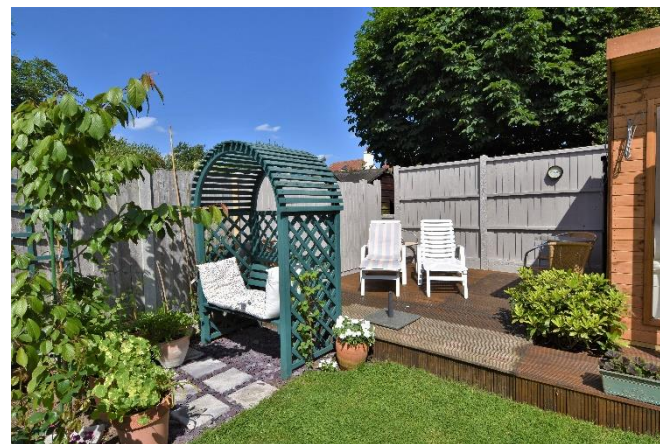
Panelled door providing access to Landing. High level obscure uPVC double glazed window to side aspect. The modern four piece suite comprises dual flush WC, independent tiled shower cubicle with integrates shower unit, tiled enclosed bath with central taps and vanity wash hand basin inset with large marble worksurfaces area with storage recess under. Wall mounted mirror and lighting. Tiling to all visible walls. Radiator. Smooth plastered ceiling inset with recessed lighting.



**Bedroom Two: 16'8" (5.08) x 9'11" (3.02) (excluding wardrobes)** uPVC double glazed bay window to front aspect with leaded fan light openers with curved radiator under. The bedroom is fitted with a range of floor to ceiling mirror fronted slide'a'robe wardrobe with pelmet lighting over, to one aspect. Smooth plastered ceiling inset with recessed lighting.

**Dual aspect Bedroom Three: 13' x 8' (3.96m x 2.44m)** uPVC double glazed oriel style bay window to front aspect with further uPVC double glazed window to side aspect. Radiator. Smooth plastered ceiling inset with recessed lighting

**Bedroom Four: 12' x 7' (3.66m x 2.13m)** Pair of uPVC double glazed doors with fanlight openers, opening to Juliet style balcony. Radiator. Smooth plastered ceiling inset with recessed lighting.



**To the Outside of the Property:**

The rear Garden is approached via the Family Room and commences with a good size decked patio seating area. The Garden is mainly laid to lawn with fencing to boundaries with established sculpted flower bed borders. Gated side access. Exterior Water tap.

To the rear of the Garden is a newly installed;



**Summer House: 10' x 8' (3.05m x 2.44m)**

Approached via a pair of part glazed doors with almost full height panels to either side. Fully insulated with power supply. Further door to side Storage Shed area.

Decked patio seating area to the side.

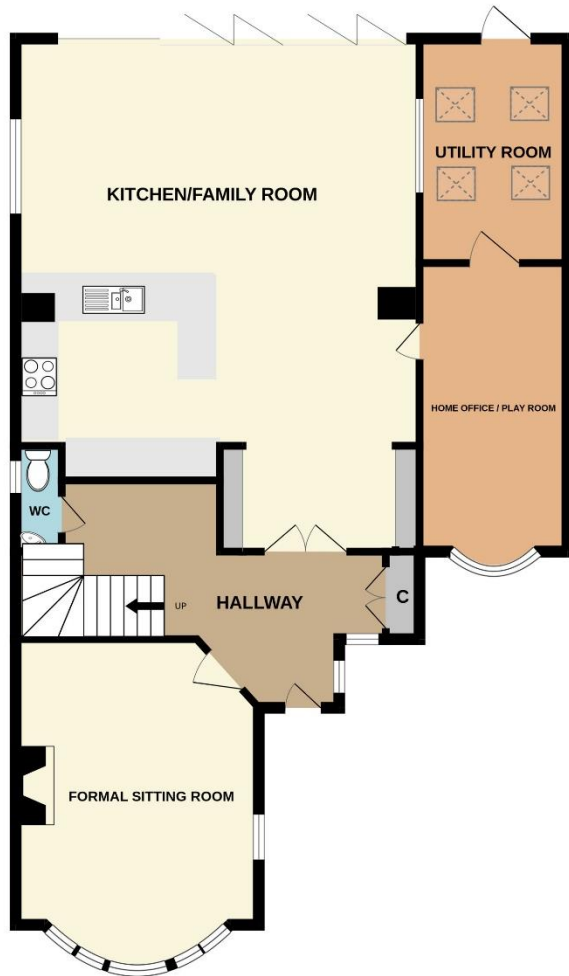
**Frontage:**

The frontage of the home offers off road parking with lawned area and planted borders.

Council Tax Band: Band E



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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 operability or efficiency can be given.  
Made with Metropix ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



**PRELIMINARY DETAILS - AWAITING VERIFICATION SHO230022**

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property

***Hunt Roche Estate Agents, Alexander Court, 66 Ness Road, Shoeburyness, Essex SS3 9DG 01702 290900***