

Est. 1998

HUNT ROCHE

The Estate Agent



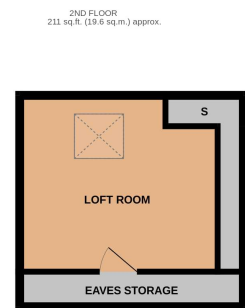
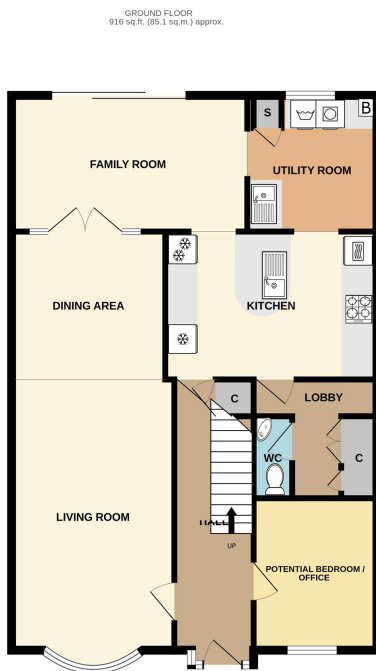
Asking Price: £500,000

45 Waking Road, Shoeburyness, Essex, SS3 9SY



Offering large accommodation is this extended FOUR BEDROOM semi detached home offering a generous size WEST facing rear garden and off road parking. Ideally located within easy access of Mainline Railway links and award winning East Beach.

No Onward Chain.



TOTAL FLOOR AREA: 1743 sq.ft. (161.9 sq.m.) approx.

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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

- *Extended large family home offered with No Onward Chain*
- *Generous open plan Living Room / Dining Room*
- *Good size Family Room to the rear with direct access to Garden*
- *Further Ground Floor Reception Room / Home Office / Play Room*
- *Modern fitted Kitchen with breakfast bar seating area and spacious separate Utility area*
- *Ground Floor storage area with access to Guest WC*
- *Four good size Bedrooms all with wardrobes with Ensuite Shower Room to main bedroom*
- *Modern three piece Family Bathroom Suite*
- *Ladder access to Loft Room / Currently used as 'Den'*
- *West facing Garden*
- *Off Road Parking*
- *Close to mainline railway links to London Fenchurch Street, bus routes, shopping facilities and award winning East Beach*



Entrance via: Attractive coloured composite door inset with large leaded obscure double glazed insert with matching side panels leading to;



Reception Hallway: 18'5" x 5'4" (5.61m x 1.63m)

Double glazed obscure panel to side aspect of the door. Feature engineered oak effect wood flooring. Stairs rising to first floor accommodation pair of doors to under stairs cupboards housing utility meters. Radiator. Doors to Kitchen, Living Room and Play Room/Home Office. Coving to textured ceiling.

Living Room / Dining Room:

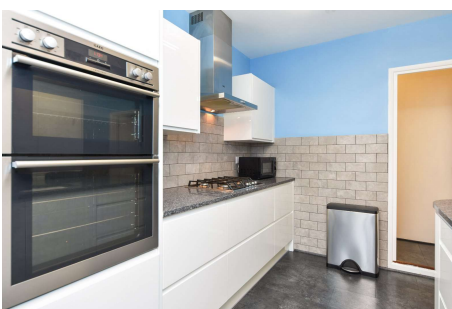
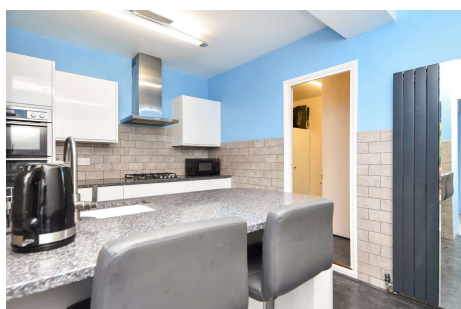
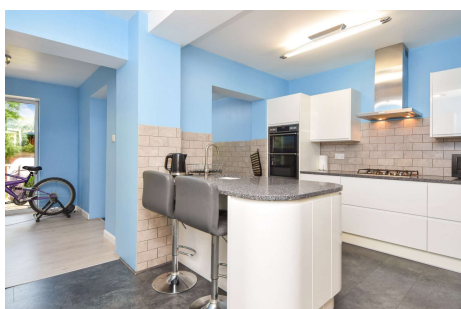
Overall measurement 28' (8.53) (into bay) x 10'11" (3.33) (max)

uPVC double glazed bay window to front aspect with curved radiator under. Picture rail. Feature engineered oak effect wood flooring. Further radiator to Dining area. Pair of multi pane glazed doors, with matching side panels to;



Family Room: 15'9" x 9'1" (4.8m x 2.77m)

Almost full width double glazed sliding doors opening to the decked patio seating area. Laminate wood effect flooring. Radiator. Open access to Utility and Kitchen. Smooth plastered ceiling.



Kitchen: 14'11" x 9'2" (4.55m x 2.8m)

The Kitchen is fitted with a modern range of high gloss eye and base level cabinetry with the focal point being a good size breakfast bar seating area with composite working surfaces over inset with one and a half bowl ceramic sink unit with mixer tap over. To one aspect there is full height units comprises full height fridge and freezer with central larder style cupboard. Further built in eye level units and ample base level drawer units to further aspect with further composite working surfaces over inset with 'AEG' four ring hob and 'AEG' wall mounted extractor canopy over. Built in pair of eye level 'AEG' ovens. Open access to Utility Area. Door providing access to 'Store Room'. Anthracite panel designer radiator inset with mirror. Partly tiled walls. Smooth plastered ceiling.

Utility Room: 9'6" x 6'4" (2.9m x 1.93m)

uPVC double glazed windows to rear aspect. Wall mounted 'Ideal' boiler. The Utility is fitted with a matching range of units to the Kitchen with composite working surfaces to one aspect with under counter 'Indesit' washing machine and 'Indesit' tumble dryer (to remain) and further storage cupboard. Attractive partly tiled walls. Composite single bowl unit with mixer tap over with storage cupboard under. Smooth plastered ceiling.

Store Room / Ground Floor Cloakroom WC: 8'2" (2.5) x 7'11" (2.41) (incl wc)

Accessed from the Kitchen. Built in cabinets to one aspect. Tiled effect flooring. Smooth plastered ceiling. Door to; Guest Cloakroom / WC The suite comprises low level flush wc and corner wash hand basin. Smooth plastered ceiling.

Home Office / Bedroom Five: 10'3" x 8'3" (3.12m x 2.51m)

uPVC double glazed window to front aspect. Fitted desk area with shelving unit under. Laminate wood effect flooring. Smooth plastered ceiling.

(Agents Note; due to the layout, this room would be ideal as a further bedroom/annexe with the ability to knock through to the 'Store Room' to provide ensuite facilities)

The First Floor Accommodation comprises

Spacious Landing: Panelled doors to all Bedrooms and Family Bathroom. Ladder access to;

Loft Room: 15'1" (4.6) x 11'8" (3.56) (some restricted head height)

Ample eaves storage access. Window to rear aspect. Fitted sofa to one aspect. Radiator. Distribution amplifier and Loft aerial located within the loft storage space. Shelving areas.

Main Bedroom: 15'1" x 10'11" (4.6m x 3.33m)

uPVC double glazed bay window to front aspect with curved radiator under. The Bedroom is fitted with a five door 'corner' wardrobe, with freestanding matching bedside cabinet and drawer stack (to remain). Textured ceiling. Door to;

Ensuite Shower Room: 6'8" x 5'1" (2.03m x 1.55m)

Obscure uPVC double glazed window to front aspect. The white three piece suite comprises double width shower enclosure with integrated shower unit, concealed cistern flush wc and corner wash hand basin with mixer tap over and storage cupboard under. Partly tiled walls. Curved heated towel rail. Textured ceiling.

Bedroom Two: 12'11" (3.94) x 8'4" (2.54) (excluding wardrobes)

uPVC double glazed window to rear aspect. Built in mirror fronted 'slide'a'robe to one aspect inset with hanging space and shelving. Radiator. Papered ceiling.

Bedroom Three: 12'9" x 8'2" (3.89m x 2.5m)

uPVC double glazed window to front aspect. Built in mirror fronted 'slide'a'robe to one aspect inset with hanging space and shelving with freestanding matching bedside cabinet and drawer stack (to remain). Radiator. Smooth plastered ceiling.

Bedroom Four: 9'7" (2.92) (max) x 8'3" (2.51) (max)

uPVC double glazed window to rear aspect. Pair of louvered doors to 'floor to ceiling' recessed storage cupboard/wardrobes. Radiator. Textured ceiling.

Family Bathroom: 6'2" x 5'9" (1.88m x 1.75m)

Obscure uPVC double glazed window to rear aspect. The suite comprises panelled enclosed bath with fitted shower screen, mixer tap with 'pull out' shower head, and integrated shower unit, vanity wash hand basin with mixer tap over with mirror over inset with LED lighting and a concealed cistern dual flush wc with recessed cupboard adjacent. Tiling to all visible walls with attractive floral border tile. Smooth plastered ceiling.

To the Outside of the Property:

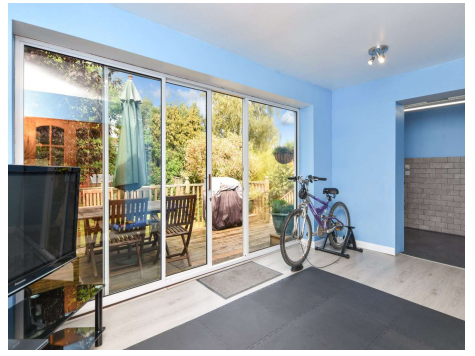
The rear Garden is accessed via the Family Room and commences with a raised decked patio seating area with spindle balustrade. Set of stairs lead down to the Garden area which is mainly laid to lawn with fencing and established trees and shrubs to borders. Outside water tap. To the rear of the Garden there is a good size shed (with power and lighting) and a greenhouse.

Frontage:

The frontage offers a part brick boundary walls with access off road parking space.

Council Tax Band D

PRELIMINARY DETAILS - AWAITING VERIFICATION





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. 8/29/2023