

# HUNT ROCHE

*The Estate Agent*



**Asking Price: £430,000**

**35 Raphael Drive, Shoeburyness, Essex, SS3 9UP**





## Looking for a home with a generous rear garden?.....

This family home is tucked away in a quiet cul-de-sac location and offers three good-sized Bedrooms, a spacious open-plan Living/Dining Room with direct access to a full-width double-glazed Conservatory, and a convenient ground floor guest cloakroom/WC. Upstairs features a dual-aspect family bathroom suite. Externally, the property boasts a larger-than-average, west-facing, irregular-shaped rear garden, ideal for entertaining or relaxing. The garden also benefits from gated access to both the front and rear, a garage, and off-road parking. Ideally located close to Schools, Bus Routes and Friars Park.



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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**Overview:** A deceptively spacious FAMILY HOME, this property offers a larger-than-average WESTERLY FACING rear garden, ideal for outdoor living and entertaining.

Inside, you'll find three generously sized bedrooms, a ground floor cloakroom/WC, and a spacious open-plan Living/Dining Room with access to a large Conservatory — perfect for relaxing or hosting guests.

The property sits on a substantial corner plot, providing further potential for development (STPC).

Additional benefits include a detached garage, ideal for storage or use as a workshop, along with off-road parking.

Ideally located close to a range of schools, shopping facilities, and transport links, this home offers both convenience and appeal for families.



**Entrance via:** uPVC door inset with 'Georgian style' double glazed insert providing access to;

**Entrance Porch:** 4'10" x 3'2" (1.47m x 0.97m) uPVC 'Georgian style' double glazed windows to front and side aspects. Attractive hardwood flooring. Textured ceiling. Hardwood panelled door inset with obscure glazed inserts leading to;

**Reception Hallway:** 14'8" (4.47) x 3'6" (1.07) >6'5" (1.96) incl stairs uPVC 'Georgian style' double glazed window to side aspects. Attractive hardwood flooring. Stairs rising to first floor accommodation with spindle balustrade storage cupboard under. Wood panelling to dado height. Multi pane glazed doors to Living Room with further to Kitchen. Radiator. Coving to textured ceiling. Panelled door provides access to;

**Ground Floor Guest WC:** 4'8" x 2'5" (1.42m x 0.74m) High level obscure double glazed window to side aspect. Low level flush wc. Tiled flooring. Partly tiled walls to dado height. Textured ceiling.

**Open plan Living Room / Diner:** Overall measurement 23'8" (7.21) x 11'1" (3.38) (reducing to 9'9" (2.97))

**Living Room Area:** 14'1" x 13'3" (4.3m x 4.04m)

Large uPVC 'Georgian style' double glazed box bay window to front aspect deep window sill. Attractive solid wood flooring. Radiator. Dado rail. Coving to textured ceiling inset with ceiling moulding. Open access to;

**Dining Area:** 9'9" x 9'5" (2.97m x 2.87m)

Double glazed window to rear aspect. Attractive solid wood flooring. Dado rail. Radiator. Coving to textured ceiling inset with ceiling moulding. Pair of wide uPVC 'Georgian style' double glazed doors providing access to;

**Conservatory:** 16'9" x 11'6" (5.1m x 3.5m) Double glazed windows to rear and side aspects with fan light openers inset with pair of french doors providing direct access to the rear Garden. Radiator. Exposed brick wall to one aspect. Built in solid wood bar area, with shelving and optics. Polycarbonate pitched roof inset with ceiling fan and lighting.

**Kitchen:** 9'9" x 9' (2.97m x 2.74m) uPVC 'Georgian style' double glazed window to rear with views across the rear Garden. uPVC double glazed door providing direct access to Garden. The Kitchen is fitted with a range of eye and base level units inset with square edge working surfaces stainless steel single drainer sink unit with mixer tap over. Under counter recess for appliances. Built in 'Beko' electric oven with four ring gas hob over with wall mounted extractor over. Tiled flooring. Splashback tiling. Radiator. Textured ceiling.

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

**Landing:** Recently installed uPVC 'Georgian style' double glazed window to side aspect. Doors to Bedrooms and Bathroom. Further door to recessed airing cupboard inset with linen shelving. Wood panelling to dado height. Coving to textured ceiling with access to loft space.

**Bedroom One: 13'3" (4.04) (including door recess reducing to 10'7" (3.23)) x 13'11" (4.24)**

Recently installed uPVC 'Georgian style' double glazed window to front aspect. Dado rail. Radiator. Coving to textured ceiling inset with ceiling mounted fan/lighting.

**Bedroom Two: 13'3" (4.04) (including door recess reducing to 11'7" (3.53)) x 9'6" (2.9)**

Recently installed uPVC 'Georgian style' double glazed window to rear aspect. Radiator. Dado rail. Coving to textured ceiling inset with ceiling mounted fan/lighting.

**Bedroom Three: 9'11" x 8'11" (3.02m x 2.72m)**

Recently installed uPVC 'Georgian style' double glazed window to front aspect. Radiator. Coving to textured ceiling inset with ceiling mounted fan/lighting.

**Dual aspect Bathroom: 8'1" x 4'11" (2.46m x 1.5m)**

Recently installed obscure uPVC 'Georgian style' double glazed windows to front and side aspects. The white three piece suite comprises panelled enclosed bath with mixer tap and shower attachment, vanity wash hand basin with storage cupboard under and flush wc. Radiator. Tiling to all visible walls. Textured ceiling.

**To the Outside of the Property:**



The property boasts an exceptionally generous corner plot garden, mainly laid to lawn with mature trees and shrubs along the borders. Access is available from the Conservatory to one side of the garden, and also via the kitchen, which opens onto a substantial paved area leading to the Garage and a gated access to the front of the home. The garden is fully enclosed with fencing to all boundaries and includes an outside water tap, timber-framed shed (to remain), and additional gated access to the rear onto Centurion Close.

Part glazed Courtesy door provides access to;

**Garage:** Up and over door.

**Frontage:**

Attractive hardstanding area providing off road parking and direct access to garage. Lawned area.

**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. 9/9/2025