

Est. 1995

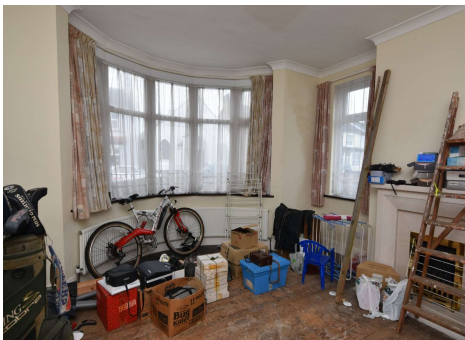
HUNT ROCHE

The Estate Agent



Asking Price: £375,000

37 Waking Avenue, Shoeburyness, Essex, SS3 9BE



*** Huge Potential *** A THREE bedroom extended property offers incredible potential for complete modernisation and refurbishment. Externally there is a WEST FACING garden with a 'larger-than-average garage' located to the rear.

The interior offers a bay-fronted Living Room along with a separate generously sized Dining/Family Room, which is semi-open plan to the dual-aspect Kitchen for a spacious and flexible layout. Ideally situated close to Shoeburyness mainline railway station, the home provides direct links to London Fenchurch Street. It's also just a short distance from the award-winning East Beach and nearby shopping facilities. No Chain

Entrance via: Hardwood panelled doors inset with obscure glazed inserts with obscure glazed panels to either side providing access to;

Hallway: 15'2" x 5'11" (4.62m x 1.8m) Stairs rising to first floor accommodation with spindle balustrade and half height storage cupboard under. Original panelled doors to Living Room and Dining Room. Radiator. Coving to smooth plastered ceiling inset with ceiling moulding.

Bay fronted Living Room: 15'4" (4.67) (into bay) x 13'1" (4) Double glazed bay window to front aspect with curved radiator under. Further double glazed window to side aspect. Attractive marble effect fireplace surround. Radiator. Coving to smooth plastered ceiling.

Dining Room / Family Room: 20'6" (6.25) x 13 (reducing to 9'10" (3)) Double glazed sliding doors to rear aspect. Double glazed window to side aspect. Wall mounted fireplace. Two radiators. Coving to smooth plastered ceiling. Double width arch to;

Dual aspect Kitchen: 11'11" x 10'6" (3.63m x 3.2m) Double glazed window to front and side aspects. Double glazed door providing access to garden. Range of eye and base level units with single drainer sink unit. Built in oven with four ring hob over. Integrated fridge / freezer. Under counter appliance space. Coved ceiling....(Please note that at the time of inspection this ceiling requires repair)

Landing: 8'9" x 8' (2.67m x 2.44m) Double glazed window to side aspect. Original style panelled doors to all first floor rooms. Spindle balustrade. Smooth plastered ceiling inset with access to loft space.

Main Bedroom: 15'4" (4.67) (into bay) x 13' (3.96) Double glazed bay window to front aspect with curved radiator under. Radiator. Coving to smooth plastered ceiling inset with ceiling moulding.

Bedroom Two: 13'2" x 12'6" (4.01m x 3.8m) Double glazed window to rear aspect. Radiator. Pair of wardrobes/storage cupboards inset to alcove area. Coving to smooth plastered ceiling inset

Bedroom Three: 8'2" x 7' (2.5m x 2.13m) Double glazed window to front aspect. Radiator. Coving to smooth plastered ceiling .

Bathroom: 8' x 7'11" (2.44m x 2.41m) Obscure double glazed window to rear aspect. Three piece coloured suite comprises panelled enclosed bath, flush wc and pedestal wash hand basin. Radiator. Partly tiled walls. Coving to smooth plastered ceiling.

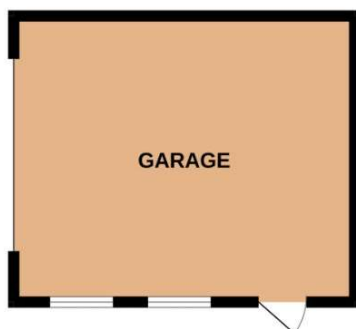
To the Outside of the Property:

The WEST facing rear garden is approached via the Kitchen and Dining Room. Mainly laid to lawn with established trees and shrubs. Attractive brick wall boundary extending to the front of the property. Pair of gates to the rear providing access to the;

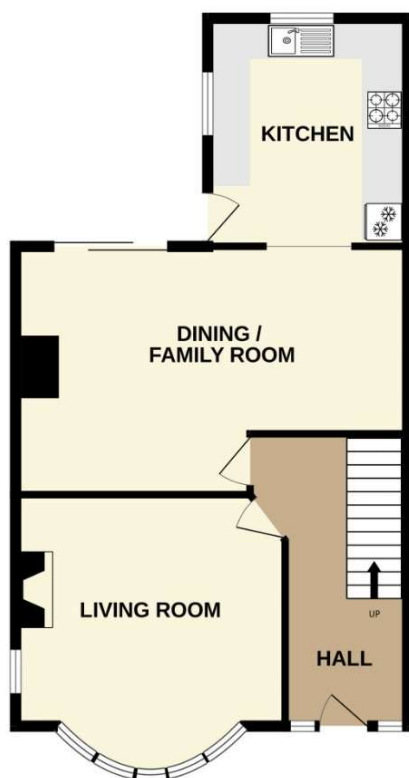
Larger than average Garage: 17'2" x 15' (5.23m x 4.57m)

Located to the rear of the Garden there is a detached garage approached via up and over door and a part glazed courtesy door. Pair of windows to side aspect. Power and lighting.

PRELIMINARY DETAILS - AWAITING VERIFICATION



GROUND FLOOR
912 sq.ft. (84.8 sq.m.) approx.

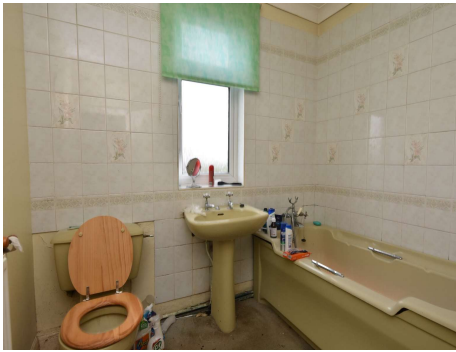


1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1432 sq.ft. (133.0 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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