

Est. 1995

# HUNT ROCHE

*The Estate Agent*



**Guide Price: £425,000-£440,000**

22 Shillingstone, \* Bournes Green Catchment \*, Shoeburyness, Essex, SS3 8BY



Exceptionally well-presented and freshly redecorated, this **THREE-BEDROOM** semi-detached home is located in a charming cul-de-sac, just yards from a picturesque open green. Set back from the road, the property offers off-road parking along with a garage. Inside, the home features a living room that opens into a dining room via a pair of doors, allowing the flexibility to separate the spaces if desired. The fitted kitchen is complemented by a ground floor guest WC, while the first floor hosts a wet room-style shower. The west-facing rear garden is attractively landscaped and includes a large timber-framed shed. The property is offered with no onward chain and falls within the sought-after Bournes Green School Catchment area.



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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- Exceptionally well-presented and freshly redecorated **THREE-BEDROOM** semi-detached home, situated in a desirable location within the Bournes Green School Catchment area
  - Located in a charming cul-de-sac, just yards from a picturesque open green
  - Spacious Living Room leading to a Dining Room via double doors, offering flexible use of space
  - Kitchen with appliances to remain
  - Ground floor guest WC for added convenience together with a first-floor wet room-style Shower
  - Set back from the road with off-road Parking and a Garage
  - Attractive WEST-facing rear garden with a large timber-framed shed
  - No onward chain – ready for immediate occupancy
  - Close to shopping facilities and transport links
  - Must view to fully appreciate what this home has to offer
- Boiler replaced in January 2024 & serviced in Jan 2025





**Entrance via:** uPVC entrance door inset with obscure double glazed leaded inserts providing access to;

**Reception Lobby:** Attractive hardwood flooring, Coving to textured ceiling. Panelled door to;

**Guest Cloakroom/WC:** Obscure uPVC double glazed window to front aspect. The coloured two piece suite comprises low level flush wc and suspended wash hand basin with splashback tiling. Radiator. Attractive hardwood flooring. Coving to textured ceiling.



**Living Room:** 15'6" x 13'6" (4.72m x 4.11m) uPVC double glazed leaded window to front aspect. Stairs rising to first floor accommodation with spindle balustrade and storage space under. Radiator. Attractive hardwood flooring. Coving to textured ceiling. Pair of obscure multi pane glazed doors to;

**Dining Room:** 11'2" x 8'6" (3.4m x 2.6m) Pair of uPVC sliding patio doors providing access to the rear Garden. Radiator. Attractive hardwood flooring. Coving to textured ceiling. Panelled door to;



**Kitchen:** 11'1" x 6'6" (3.38m x 1.98m) uPVC double glazed window to rear aspect overlooking the Garden. The Kitchen is fitted with a range of eye and base level units with rolled edge working surfaces over inset with stainless steel single drainer sink unit with mixer tap over. Built in 'Stoves' electric oven with four ring hob over and extractor canopy over. Splashback tiling. Undercounter 'Indesit' washing machine (to remain). Under counter 'Bosch' dishwasher to remain. Space for fridge/freezer. Wall mounted boiler. 'Lino' tiled effect flooring. Wall mounted boiler. Radiator. Coving to textured ceiling.

## The first-floor accommodation comprises

**Landing:** 10'4" x 6' (3.15m x 1.83m) Spindle balustrade. Panelled doors to all first floor rooms. Further panelled door to recessed airing cupboard. Coving to textured ceiling with access to loft space inset with pull down ladder for loft access.

**Bedroom One:** 12'10" x 9' (3.9m x 2.74m) Leaded uPVC double glazed window to front aspect. Radiator. The Bedroom is fitted with a range of furniture to include wardrobes, shelving units, drawer stacks and overhead wall mounted cabinets, with matching bedside cabinets with glass shelving over. Textured ceiling.

**Bedroom Two:** 12'3" (max) x 9' (3.73m (max) x 2.74m) uPVC double glazed window to rear aspect. Radiator. Pair of doors to built in wardrobe. Textured ceiling.

**Bedroom Three:** 11'8" (3.56) (reducing to 9'5" (2.87)) x 6'6" (1.98) Leaded uPVC double glazed window to front aspect. Radiator. The Bedroom is fitted with a range of furniture to include a single door wardrobes with 'bed-head' area overhead. Panelled door to built in storage cupboard. Textured ceiling.

**Bathroom:** 6'6" x 6' (max) (1.98m x 1.83m (max)) Obscure uPVC double glazed window to front aspect. The room has been designed in a wet-room style with wall mounted shower unit, pedestal wash hand basin and low level dual flush wc. Extractor fan. Tiling to all visible walls with attractive border tile inlay. Textured ceiling.

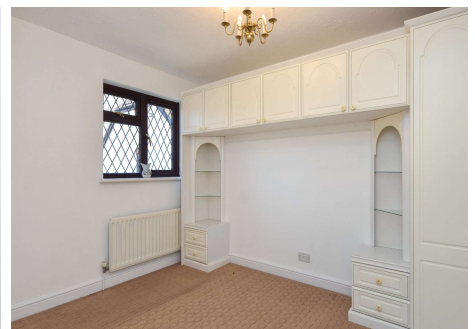
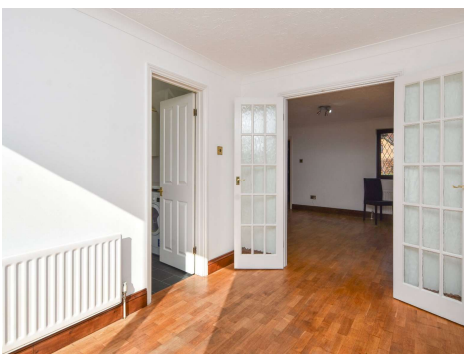
## To the Outside of the Property:

### Approx 50ft x 32ft

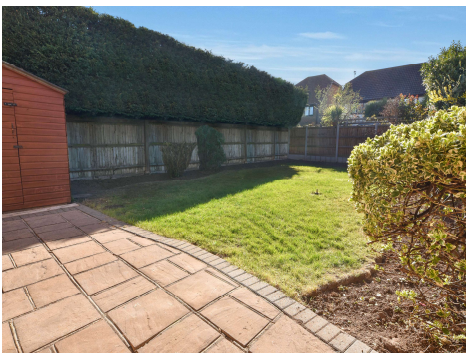
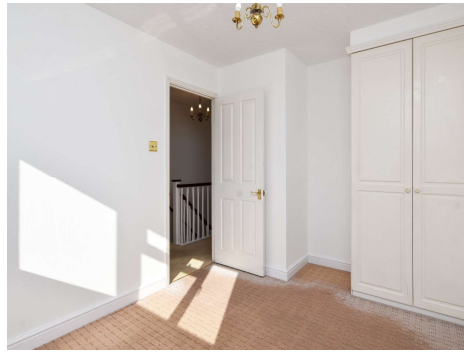
The rear Garden is approached via the Dining Room and commences with an attractive paved patio seating area which extends to the side of the property to the gated side access. Outside water tap. Exterior lighting. The remainder of the garden is mainly laid to lawn with attractive sculpted flower bed borders with established shrubs inset. Large (approx 9'0 x 7'5) timber framed shed (to remain)

**Frontage:** The front garden area offers attractive shaped shrub border with the garden laid to lawn. There is a timber gate to the side providing access to recessed storage cupboard - housing utility meters.

**Garage:** Up and over door. Power and light connected. Parking space to the front of the garage.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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. 4/25/2025