



*Boundary Way, Garrison Location*      Offers Over £700,000



## **Impressive Five-Bedroom Family Home Overlooking the Cricket Green!!!**

**Set within the idyllic and historic Shoebury Garrison, this substantial family residence offers versatile accommodation, a generous west-facing garden, and superb views across the Cricket Green, regularly used by the Southend-on-Sea Cricket Club during the summer months.**

**Nestled in a cul-de-sac within the heart of the Garrison, the home enjoys a unique setting surrounded by heritage, archaeology, and period structures, while also being just a short walk from the beachfront, parkland and nature reserve. Local amenities include the iconic Clock Tower on Horseshoe Crescent, the much-requested Hinguar Primary School, convenience stores, and pubs and restaurants. Excellent transport links are provided by the nearby C2C mainline station, offering direct services to London Fenchurch Street in approximately one hour.**

**A good size Reception Hall provides access to a Guest Cloakroom/WC with a courtesy door to the integral Garage. The Kitchen is fitted with a comprehensive range of cabinetry, integrated appliances, and granite worksurfaces, with space for a good size Breakfast table. There is also a dual aspect 'Formal Dining Room', with open views towards the Cricket Green.**

**The First Floor of the home offers a generous size Living Room with access to a large south/east-facing balcony, perfectly positioned to overlook the Cricket Green. Three additional Bedrooms and a modern fitted Family Bathroom complete this level.**

**The second floor accommodates two generously sized Bedroom Suites, each with ample wardrobe space. The main bedroom suite enjoys Cricket Green views and a spacious Four-piece Bathroom, while the Guest Bedroom benefits from a modern Ensuite Shower Room.**

**To the outside of the home there is a WEST facing Garden which is of a good size, with gated side access and a pretty part elevated decked patio seating area. The property also benefits from a garage and private parking.**

**~ This extensive and beautifully presented home combines modern comfort with historic surroundings, making it a truly unique opportunity.**

**~Internal viewing is essential to fully appreciate the size, quality, and setting on offer!!**



**Entrance via:** Panelled hardwood door inset with spyhole providing access to;

**Spacious Reception Hallway:** Pair of doors to built-in cloaks cupboard. Doors to Dining Room and Kitchen. Courtesy door through to Garage. Thermostat control panel. Radiator. Turned staircase to first floor accommodation with spindle balustrade with door to storage cupboard under. Laminate wood effect flooring. Coving to smooth plastered ceiling.



**Ground Floor Cloakroom/WC:** 6' x 3'4" (1.83m x 1.02m) The white 'Roca' sanitaryware suite comprises a wall-hung vanity wash hand basin with mixer tap over and dual flush WC. Ceramic tiled flooring. Part tiled walls with attractive border tile. Radiator. Smooth plastered ceiling inset with recessed lighting and extractor fan.

**Dual Aspect Family Room/Dining Room:** 15'7" x 9'10" (4.75m x 3m) Double glazed window to rear aspect. Further double glazed window to front with made-to-measure shutter style blinds with views towards the Cricket Green. Laminate wood effect flooring. Two radiators. Coving to smooth plastered ceiling.



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**Kitchen/Breakfast Room: 20'11" x 11'1" (max) (6.38m x 3.38m (max))**

The Dining/Seating area comprises a double glazed door to rear providing access to the garden. Ceramic tiled flooring. Radiator.

The Kitchen area is fitted with a comprehensive range of light wood effect eye and base level units with granite worksurfaces and matching upstand, inset with stainless steel one-and-a-quarter sink unit with mixer tap (with filtered water tap) and grooved drainer. Integrated 'Smeg' dishwasher. Integrated 'Hotpoint' washing machine to remain. Impressive 'Smeg' five burner range-style double width oven with stainless steel splashback and matching extractor canopy over. Integrated 'Samsung' upright fridge/freezer. Concealed under-unit lighting. Ceramic tiled flooring. Double glazed window to rear aspect. Coving to smooth plastered ceiling inset with recessed lighting.





## The First Floor Accommodation Comprises

### Landing:

Approached via turned stairs with spindle balustrade. Doors off to all first floor rooms. Further door to airing cupboard with linen shelving. Radiator. Further turned stairs case with spindle balustrade to second floor accommodation. Cornice to smooth plastered ceiling.

### Living Room: 20'9" (6.32) x 11'7" (3.53) (increasing to 15'9" (4.8))

Large double glazed window to front aspect. Three radiators. Laminate wood effect flooring. Cornice to smooth plastered ceiling. Double glazed door to front providing access to;





**South & East facing Balcony:** Decked seating area with railing and glass surround affording superb views across the Cricket Pitch. Ample space for outdoor furniture, creating an ideal spot for relaxation and entertaining. Exterior lighting.



**Bedroom Three: 11'8" (3.56) (incl door recess) x 11'3" (3.43) (excluding wardrobes)** Large double glazed window to rear aspect inset with made-to-measure shutter blinds. Radiator. Two pairs of double doors to built-in wardrobes/storage cupboards. Coving to smooth plastered ceiling.

**Bedroom Four: 10'9" x 8' (3.28m x 2.44m)** Large double glazed window to rear aspect. Radiator. Laminate wood effect flooring. Coving to smooth plastered ceiling.

**Bedroom Five: 10'1" x 8'5" (3.07m x 2.57m)** Large double glazed window to front aspect inset with made-to-measure fitted shutter blinds, with views across the Cricket Pitch. Radiator. Laminate wood effect flooring. Cornice to smooth plastered ceiling.



**Family Bathroom: 9'3" (2.82) (incl door recess) x 6'10" (2.08)**

Large obscure double glazed window to rear aspect. The superb bathroom is fitted with 'Roca' sanitaryware comprising a large vanity wash hand basin with mixer tap over, enclosed cistern suspended WC, and panel enclosed bath with wall-mounted mixer taps and shower attachment over. Large wall mounted mirror to recess with plinth shelf area. Ceramic tiled flooring. Part tiled walls with attractive border tile. Ladder style heated towel rail. Shaver/power point. Smooth plastered ceiling inset with lighting. Wall mounted extractor fan.

**The Second Floor Accommodation comprises**

**Landing:** Large obscure double glazed window to side aspect. Doors off to Bedroom One and Two. Spindle balustrade. Cornice to smooth plastered ceiling.

**Impressive Main Bedroom Suite:**

**20'9" (6.32) (including wardrobes) x 11'5" (3.48) (20'9" (6.32) x 11'5" (3.48) (including wardrobes))** Large and spacious main bedroom with twin double glazed windows to front aspect, providing impressive views over the Cricket Green & Pavilion. Two radiators. Extensive built-in wardrobe/storage cupboards spanning one wall. Cornice to smooth plastered ceiling. Door to:

**Luxury Four Piece Bathroom/Ensuite:**

**10'1" x 5'8" (3.07m x 1.73m)**

The impressive ensuite is fitted with 'Roca' sanitaryware and comprises a large vanity wash hand basin with mixer tap over, enclosed cistern low level WC, independent tiled double-width shower with integrated shower unit, and panel enclosed bath with mixer tap and shower attachment over. Ceramic tiled flooring with matching wall tiling incorporating a decorative border. Ladder style heated towel rail. Large wall mounted mirror inset to recess with plinth shelf. Shaver/power point. Smooth plastered ceiling inset with downlighters and extractor fan.





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**Bedroom Two: 20'9" (6.32) x 11'3" (3.43) (including wardrobes) (20'9" (6.32) x 11'3" (3.43) (including wardrobes))**

Pair of large double glazed window to rear aspect inset with made-to-measure shutter blinds. Two radiators. Three doors to built in wardrobes/storage cupboards. Further single door to additional storage cupboard. Cornice to smooth plastered ceiling with access to loft space. Door to:



**Ensuite: 7'11" x 5'3" (2.41m x 1.6m)**

The ensuite is fitted with 'Roca sanitaryware' and comprises a large vanity wash hand basin with mixer tap over, enclosed cistern low level WC and independent double width shower with integrated shower unit. Ceramic tiled flooring. Part tiling to walls with attractive border tile. Ladder style heated towel rail. Large mirrored recess with plinth shelf. Shaver/power point. Smooth plastered ceiling inset with down lighters and extractor fan.

**To the Outside of the Property:**

The part-walled rear garden is of good size and is approached via the Kitchen/Breakfast Room. It commences with a flagstone pathway following the boundary of the property to a gated sideway access. A generous elevated decked patio seating area, inset with LED border lighting, provides an ideal space for entertaining. Outside lighting and exterior tap. Fencing to one boundary with a brick retaining wall to the side aspect. The remainder of the garden is mainly laid to lawn with well-stocked borders, mature shrubs, and fruit trees including apple, fig and plum. Timber storage shed to remain.





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### Frontage:

The property enjoys a generous corner-style plot with lawned frontage extending to the side, enhanced by mature shrub and flower borders which add colour and kerb appeal. A block-paved driveway/parking space leads to the Garage, with the wider plot layout creating a greater sense of space. The full-width balcony is a striking feature to the front elevation, further emphasising the property's impressive position overlooking the Cricket Pitch.

### Garage: 19'11" x 9'5" (6.07m x 2.87m)

Up and over door to front. Wall-mounted 'Vaillant' boiler (installed approx. 2023). Courtesy door to Reception Hallway. Power and lighting connected.

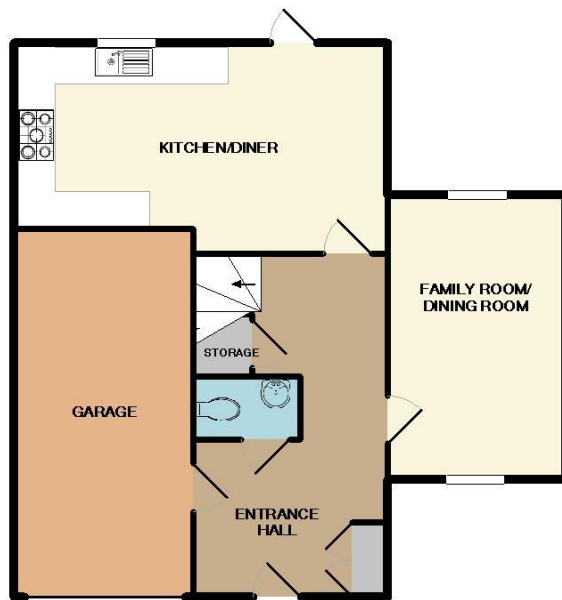
### Tenure: FREEHOLD

Please note that there is an annual charge for a contribution for the upkeep of all of the communal grounds around the Garrison. The most recent invoice was £313.18 for the year 2025..

### Council Tax Band F

### PRELIMINARY DETAILS - AWAITING VERIFICATION

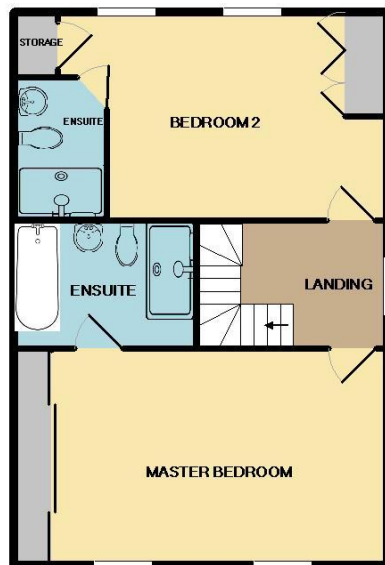




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	87
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**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. **SHO240321**



