

Est. 1995  
**HUNT ROCHE**  
*The Estate Agent*

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**FOR SALE**  
01702 290900

**St Andrews Road, Shoeburyness £585,000**

*Hunt Roche Estate Agents 01702 290900*

## Overview

A delightful **THREE BEDROOM** semi-detached 'Tudor Revival' style residence, ideally positioned in the ever-popular Thorpedene area of Shoeburyness. This charming home has been sympathetically extended and reconfigured by the current owners, resulting in an impressive open-plan ground floor layout designed with modern family living in mind.

The heart of the home is the contemporary kitchen and family space, featuring a vaulted ceiling with Velux windows, sleek cabinetry, integrated appliances, and a sociable breakfast bar. Flowing seamlessly into the adjoining dining and family areas, it creates a light-filled hub perfect for everyday living and entertaining.

Upstairs, three well-proportioned bedrooms are complemented by a modern fitted family bathroom, with the additional benefit of a ground floor guest WC. The property also offers a loft room with window, presenting excellent scope to create further bedrooms or home office space (subject to planning consent).

Externally, the property boasts a generous rear garden with lawn, mature planting, and multiple seating areas, together with a large decked terrace ideal for al fresco dining. A fully insulated timber cabin finished in rustic cladding provides a versatile retreat, currently used as a vibrant home bar, while additional sheds and storage areas enhance practicality.

To the front, a block-paved driveway provides ample off-road parking. The location is highly convenient, close to local shops, schools, and transport links, and just a short walk to Shoebury Common's beachfront, famed for its colourful beach huts and scenic promenade.

**Entrance Porch:** Accessed via uPVC double glazed door with uPVC double glazed windows / fanlight openers to side and front aspects. Original style stripped hardwood panelled door inset with glazed insert opening into Reception Hallway, with matching window to adjacent.;



**Reception Hallway:** Stripped floorboard wood flooring. Stairs rising to the first-floor accommodation with spindle balustrade and half-height storage cupboard beneath. Separate open access to the open-plan Living/Kitchen and Dining areas. Radiator inset to decorative cabinet. Dado rail. Picture rail. Cornice to smooth plastered ceiling with recessed lighting.

**Living Room area: 15'11" (4.85) (into bay) x 15'6" (4.72)** Spacious open-plan living area with stripped wood flooring and feature fireplace recess niche inset with cast iron effect multi-fuel burner/stove. (Please note that the decorative surrounds will be removed with wall made good upon completion of the property). Large uPVC double glazed bay window to front aspect. Picture rail. Radiator. Smooth plastered ceiling with cornice detailing. Open access flows seamlessly through to the Dining Area and Kitchen beyond, creating a bright and sociable family space. Coved cornice to smooth plastered ceiling.



**Family Room Seating area: 11' x 10'4" (3.35m x 3.15m)** Open-plan Dining Space with feature fireplace recess niche inset with cast iron effect multi-fuel burner/stove. (Please note that the decorative surround will be removed with wall made good upon completion of the property). Breakfast bar seating area with cupboards under. Continuation of stripped and wood-effect flooring providing a seamless flow from the Living Room. Extended Coving to smooth plastered ceiling.



**Rear Dining Area: 21'8" (6.6) x 8'2" (2.5) (including Kitchen area)** Bright and spacious dining area with ample space for a large family table and chairs, enjoying a pleasant outlook over the rear garden via uPVC double glazed French doors. Contemporary feature wall with inset shelving and display lighting. Continuation of wood-effect flooring from the open-plan living space, creating a seamless flow throughout. Wall mounted flat panelled radiator. Part vaulted smooth plastered ceiling inset with recessed lighting and a good size uPVC Velux window.





**Kitchen Area; 17'3" (5.26) (including rear section) x 9'4" (2.84)**

Extending from the Dining Area is the Kitchen area with part vaulted smooth plastered ceiling inset with recessed lighting and a good-size Velux window, together with a further pair of uPVC double glazed French doors opening onto the rear garden.

The Kitchen is fitted with a range of white high-gloss base and eye-level units with complementary work surfaces over. The central section incorporates a run of base cabinetry providing ample cupboard and storage space, extending through into the adjoining Family Room area with an extended worktop surface creates a generous breakfast bar with seating, forming a highly practical and sociable hub of the home.

Additional features include an inset stainless steel sink unit with mixer tap, integrated eye level 'Beko' double oven, and a four ring gas hob with double width extractor canopy above, together with contrasting black tiled splashbacks. Natural light floods the space through the vaulted ceiling with Velux skylights, enhancing the bright and contemporary finish. Smooth plastered ceiling inset with recessed lighting. Open access to;



**Utility Room: 26'6" x 6'7" (8.08m x 2m)** The exceptional and generously proportioned Utility Room with dual aspect natural light provided via a uPVC double glazed window to front aspect and a pair of uPVC double glazed French doors opening directly onto the rear garden. Fitted with a comprehensive range of white high-gloss base and eye-level storage cupboards with complementary work surfaces over, providing excellent additional storage and workspace. Ample space and plumbing for appliances. Continuation of wood-effect flooring. Smooth plastered ceiling inset with recessed lighting.

**Ground floor Guest Cloakroom/ WC:** uPVC double glazed window to side. The two piece suite comprises low level flush wc and suspended wash hand basin. Partly tiled walls to dado height. Tiled flooring. Smooth plastered ceiling (some restricted head height).

### The First Floor Accommodation comprises

**Landing:** Obscure uPVC double glazed window to side aspect. Spindle balustrade. Dado rail. Picture rail. Original stripped panelled doors to all rooms. Door to airing cupboard with ample linen shelving. Smooth plastered ceiling inset with access to loft space with pull down ladder.



**Main Bedroom: 15'4" (4.67) (max) x 13'10" (4.22)** Generously sized principal double bedroom with large uPVC double glazed window to front aspect. Feature fireplace with modern surround and inset electric fire. Built in two door wardrobe to one aspect. Painted timber flooring. Radiator. Picture rail. Coving to smooth plastered ceiling.

**Bedroom: 13'9" (4.2) (reducing to 11'6" (3.5)) x 11'5" (3.48)** A double bedroom with uPVC double glazed window to rear aspect. Built in two door wardrobe to alcove. Painted timber flooring. Radiator. Picture rail. Coving to smooth plastered ceiling.

**Bedroom: 8' x 7'2" (2.44m x 2.18m)** Feature uPVC double glazed 'corner window' to side/front aspects. Radiator. Dado rail. Coving to smooth plastered ceiling.



**Bathroom: 8'5" x 5'10" (2.57m x 1.78m)** Pair of obscure uPVC double glazed windows to rear aspect. The modern three-piece bathroom suite comprising panelled enclosed bath with wall-mounted 'Triton' electric shower and fitted shower screen, vanity wash hand basin with storage cupboards beneath, and low-level WC. Partly tiled walls. Stainless steel ladder style heated towel rail. Built-in shelving for additional storage. Smooth plastered ceiling with recessed lighting and extractor fan.

**Loft Room: 14'7" x 10'7" (4.45m x 3.23m)** Accessed via pull down ladders. Skylight window to rear aspect. Radiator. Smooth plastered ceiling.

#### To the Outside of the Property:

A beautifully established, generously sized, rear garden, thoughtfully landscaped to provide both relaxation and entertaining areas. A shaped central lawn is bordered by an abundance of mature trees, shrubs, and colourful planting, creating a high degree of privacy and seclusion. The Garden is approached via the Dining and Kitchen area with a pretty timber-decked patio seating area. Steps lead to a paved hardstanding area with access to this area via the Utility Room. Gated sideway access to the front of the home. Exterior lighting and water tap. There is a circular seating area to the mid-rear section of the garden which leads through a timber-decked walkway with raised planting beds towards the hardstanding area at the rear, where there is a timber-framed sheds (to remain). Access via uPVC double glazed doors to;





**Cabin / Home Bar: 15' x 12'2" (4.57m x 3.7m)** The insulated Cabin – finished in rustic timber cladding and enhanced by mature climbing ivy, is a versatile retreat and provides an ideal hideaway. Currently utilised as a Home Bar, the cabin features a fitted bar with space for fridges beneath (these can remain if required). Pair of uPVC double glazed windows to two aspects with French doors open directly onto the garden. Coving to smooth plastered ceiling with recessed spotlights.

**Frontage:** The property is approached via a spacious block-paved driveway providing ample off-street parking. Attractive low-maintenance borders with established shrubs and colourful planting add kerb appeal to the frontage. A pathway leads to the entrance porch, with gated side access to the rear garden.

**Council Tax Band D**


### PRELIMINARY DETAILS - AWAITING CLARIFICATION



While 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 misstatement. 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.  
Made with floorplan click2

**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. **SHO24032**

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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