

St Andrews Road, Shoeburyness

HUNT ROCHE
The Estate Agents
FOR SALE
01702 290900

Guide Price
£400,000 - £415,000



Property Overview

This beautifully presented **three double bedroom family home** combines attractive period character with modern living. Featuring a striking bay-fronted façade with a welcoming tiled porch, the property retains its timeless charm while offering spacious accommodation throughout.

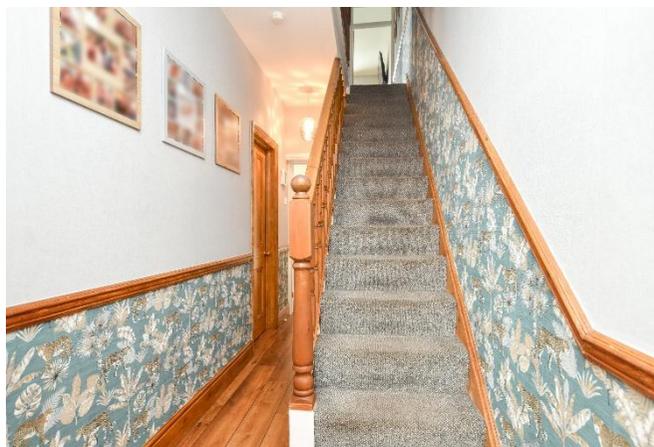
To the rear, the garden has been thoughtfully designed for low maintenance, with a smart paved terrace, established borders, and an artificial lawn leading to a delightful summerhouse – ideal as a home office, gym, or playroom. Perfectly positioned close to local shopping facilities, schools, and transport links, this property offers both convenience and style, making it an ideal family home.

Key Features

- Stunning family home, sympathetically upgraded by the current owners, retaining **period character** combined with modern living
- Attractive **Living Room** with bay window and Victorian-inspired fireplace
- Generous **Kitchen/Diner** with modern fitted units, built-in appliances, and family dining space
- Separate **Dining Room** with striking cast-iron tiled fireplace
- Convenient **ground floor cloakroom/guest WC**
- Exceptionally spacious **bay-fronted main bedroom**
- Two further good-sized **double bedrooms**
- Modern **four-piece family bathroom suite**, fully tiled with separate shower
- Generous low-maintenance **landscaped rear garden** with paved terrace, artificial lawn, and mature borders
- **Timber-framed summerhouse** ideal for home office, gym, or playroom (*furniture included in sale*)
- Additional **brick-built storage shed/utility room** with power and natural light
- **Karndean flooring** to the reception hallway and dining room
- Close to **local shopping facilities, primary & senior schools, and transport links**
- **A must-view home!**



Entrance via: A gated pathway leads to a recessed entrance porch, with composite door inset with obscure leaded double glazed inserts to;



Reception Hallway:

A welcoming hallway with feature Karndean flooring and a decorative dado rail. Panelled doors leading to the Dining Room, Living Room and Kitchen, along with a further door providing access to the Ground Floor Guest Cloakroom/WC. Staircase with wooden balustrade rises to the first floor with half height storage cupboard under. Original cornicing to the smooth plastered ceiling.

Living Room: 14'7" (4.45) (into bay) x 12'3" (3.73) (max)

A large bay-fronted uPVC double glazed window to front aspect with fitted blinds. The focal point of the room is a beautiful 'Victorian-inspired' black cast iron fireplace insert with feature decorative detailing, with wooden surround with mantle over and a marble effect hearth. Radiator. Original cornice to smooth plastered ceiling inset with ceiling moulding.



Dining Room: 12' x 10'7" (3.66m x 3.23m) uPVC double glazed window to rear aspect with fitted blinds. The centrepiece of the room is an impressive Victorian/Edwardian style fireplace, complete with a decorative cast-iron insert and glazed tiled panels in rich green tones with floral detailing. marble-effect surround, and mantle over. Feature Kardean wood effect flooring. Radiator. Smooth plastered ceiling.

Ground Floor Guest WC: 4'7" (1.4) x 2'4" (0.7) (some restricted head height) The suite comprises low level wc and corner wash hand basin with splashback tiling. Tiled flooring. Extractor fan. Smooth plastered ceiling.

Kitchen/Diner: 18'3" x 11'2" (5.56m x 3.4m) Pair of uPVC double glazed windows to side aspect together with a uPVC half glazed door to Garden. The Kitchen is fitted with a comprehensive range of modern wall and base units with contrasting work surfaces with attractive 'London Brick' style tiled splashbacks. Polycarbonate single drainer sink unit with mixer tap over. Integrated appliances include an eye level built-in 'AEG' double oven, five ring 'Neff' gas hob with stainless steel 'Siemens' extractor hood over, 'Bush' dishwasher. Under counter space for washing machine. Further space for freestanding upright fridge/freezer. Built in larder style cupboard housing concealed wall mounted 'Baxi' boiler. The room offers ample space for a dining/breakfast table making it a perfect family area. Tiled flooring. Radiator. Smooth plastered ceiling with inset recessed lighting.



The First Floor accommodation comprises

Landing: A spacious landing area with timber balustrade and spindles. Dado rail. Floor to ceiling built in storage cupboard / wardrobe. Panelled doors open to Bedrooms and Family Bathroom. Smooth plastered ceiling.



Main Bedroom: 16'1" (4.9) (max) x 14'3" (4.34) (reducing to 12'3" (3.73))

A generous bay-fronted bedroom with a pair of uPVC double glazed window to front aspect with fitted blinds. Range of freestanding wardrobes to one aspect (to remain). Laminate wood-effect flooring. Radiator. Smooth plastered ceiling.



Bedroom Two: 11'11" x 10'5" (max) (3.63m x 3.18m (max)) uPVC double glazed window to rear aspect with fitted blind. Laminate wood effect flooring. Radiator. Smooth plastered ceiling.



Bedroom Three: 11'8" x 10'9" (3.56m x 3.28m)

uPVC double glazed window to rear aspect overlooking the pretty rear Garden, with fitted blind. Laminate wood effect flooring. Radiator. Smooth plastered ceiling.

Family Bathroom: 8'1" (max) x 6' (2.46m (max) x 1.83m)

Obscure uPVC double-glazed window to side aspect. The modern white suite comprising tiled enclosed bath with wall mounted mixer tap controls, corner shower enclosure with wall mounted controls with rainfall shower head, contemporary wash hand basin with mixer tap over and vanity drawer beneath, and close-coupled wc. Fully tiled walls and flooring. Wall-mounted ladder style heated towel rail. Smooth plastered ceiling with inset spotlights.



To the Outside of the Property



Garden: A beautifully maintained rear garden commencing from the Kitchen with sideway access to the front of the home. Immediately to the rear of the home there is a generous attractive paved patio seating area, ideal for entertaining, with decorative privacy screening. The remainder is laid to artificial lawn with mature shrub borders, providing year-round greenery and low maintenance. The garden offers a degree of privacy, with established planting. Outside water tap. Garden shed to rear with a timber-framed Summerhouse (measuring 9'9 x 7'9) with a pitched roof, accessed via a pair of part-glazed doors with matching side windows. This versatile space offers Home Office / Gym potential. (Agents Note: The furniture within the summerhouse will remain and is included in the sale).



Storage Shed / Utility: To the rear of the home, accessed via the patio seating area, a PVC door opens into a useful brick-built Storage Shed/Utility Room (measuring 11'5" x 3'11"). The space benefits from power points and a high-level glazed side window, making it ideal for additional storage or utility use.

Frontage: The front of the property is enclosed by a brick boundary wall to three aspects, inset with a wrought-iron style gate. The low-maintenance frontage complements the home's attractive period style, while a tiled pathway provides a welcoming entrance to the property.



Council Tax Band C

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. 8/27/2025

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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