

HUNT ROCHE

The Estate Agent



Asking Price: £300,000

6 Herongate, Shoeburyness, Essex, SS3 9SJ



Beautifully Upgraded Two Double Bedroom Home!!!

Having been exceptionally well upgraded and reconfigured by the current owner, this wonderful two double bedroom home is perfectly located within convenient distance of Shoebury Park, Asda shopping facilities, Schools and transport links. The property has been refurbished throughout, featuring a stunning open-plan ground floor living area and wonderful recently fitted Kitchen with direct access to a landscaped rear garden. Additional benefits include two allocated parking spaces to the rear and a modern refitted Shower Room.

If you're looking for a home you can move straight into — then this is it!



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 TWO DOUBLE BEDROOM home, reconfigured and upgraded by the current owner to a high standard.
- Ideally situated within easy reach of Shoebury Park, Shopping facilities, local amenities & transport links.
- Bright, dual-aspect open-plan living space designed for modern lifestyles, combining comfort and practicality.
- Spacious Living Room area flows seamlessly into the Kitchen, divided by an attractive breakfast bar
- Stylish open-plan kitchen featuring white shaker-style units, overlooking the rear garden.
- Breakfast bar with seating for three to four, ideal for casual dining or entertaining.
- Contemporary shower room with corner shower enclosure, vanity unit and contrasting wall tiles
- Low maintenance landscaped rear garden with artificial lawn, paved seating area, timber shed
- TWO ALLOCATED PARKING SPACES located to the rear of the property.
- A turnkey home — beautifully finished throughout, offering an effortless transition into stylish and comfortable living.



Entrance via: Canopied entrance porch leading to a hardwood panelled front door with obscure glazed insert, opening through to:

Open plan Living & Kitchen area: Overall measurement 24'11" (7.6) x 12'4" (3.76)

Offering an open-plan flow through to the Kitchen, this space is bright and cohesive, ideal for modern living.



Living Room: 13'11" x 12'4" (max) (4.24m x 3.76m (max))

The Living area features a uPVC double glazed window to the front aspect, laminate wood-effect flooring, and a radiator. It flows seamlessly into the kitchen, divided by an attractive breakfast bar with seating for three to four — perfect for casual dining or socialising. Mid height level cupboard housing utility meters. Stairs rise to the first floor with a useful recess beneath. Smooth plastered ceiling.

Kitchen: 12'4" (max) x 11'2" (3.76m (max) x 3.4m)

uPVC double glazed window to rear aspect with uPVC obscure double glazed door to the rear garden. The recently installed stylish and contemporary Kitchen fitted with a range of white shaker-style units with complementary wood-effect work surfaces over with matching upstands and attractive metro style splashback tiling. The wood effect worktop is inset with a single drainer, stainless steel sink unit with mixer tap over. Built-in stainless steel oven with four-ring gas hob with extractor hood over, and recess and plumbing for an under-counter washing machine. Further features include laminate wood-effect flooring, radiator, and smooth plastered ceiling inset with recessed lighting. Concealed wall mounted 'Ideal' boiler. There is also a useful understairs recess providing utility space for a fridge/freezer.

The First Floor accommodation comprises**Landing: 6'11" x 6'6" (2.1m x 1.98m)**

Panelled doors to Bedroom and Bathroom. Textured ceiling with access to loft space via pull down ladder.

Front Bedroom: 12'4" x 9'7" (max) (3.76m x 2.92m (max))

uPVC double glazed window to front aspect. Radiator. Panelled door to over stairs cupboard. Textured ceiling.

Rear Bedroom: 12'4" x 8'2" (3.76m x 2.5m)

uPVC double glazed window to rear aspect. Radiator. Textured ceiling.

Bathroom: 6'8" x 5'7" (2.03m x 1.7m)

The recently upgraded shower room comprises a modern white suite including a corner shower enclosure with sliding glass doors and an integrated shower inset with the walls finished with stylish contrasting tiling. Attractive vanity wash hand basin set within a contemporary grey storage unit with wall mounted mirror, and a low-level WC. The room benefits from ceramic tiled flooring, chrome heated towel rail, extractor fan and smooth plastered ceiling with recessed lighting.

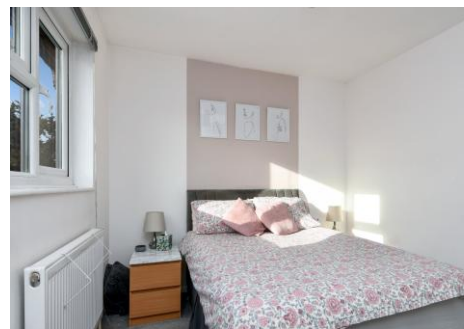
To the Outside of the Property:

The property enjoys a low-maintenance landscaped rear garden, enclosed by panel fencing to all sides. The garden features an artificial lawn bordered by paved pathways and patio areas, providing ample space for outdoor seating or entertaining. A timber storage shed is located to the rear, along with a rear access gate leading to the parking area, where there are two allocated spaces.



Council Tax Band B

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. 10/27/2025