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**HUNT ROCHE**

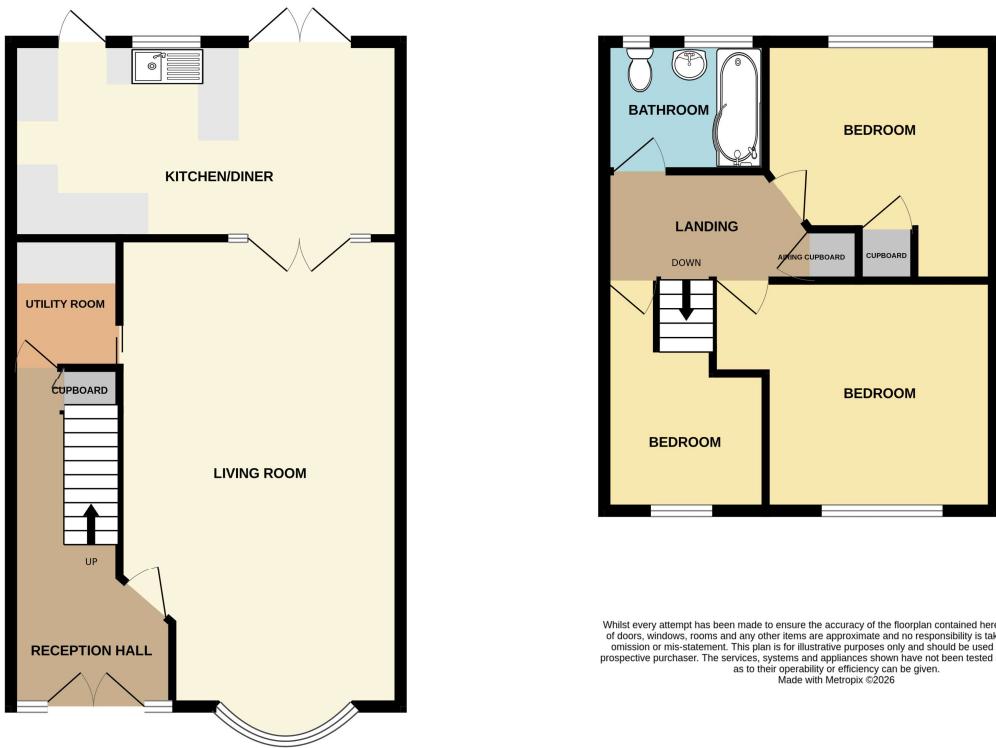
*The Estate Agent*



**Asking Price: Offers over £350,000**  
29 Blyth Avenue, Shoeburyness, Essex, SS3 9NQ



Offering deceptively spacious and well presented accommodation throughout is this **EXTENDED THREE BEDROOM** family home. The property features a spacious Reception Hallway, Open Plan Living / Dining Room, contemporary Kitchen / Diner and a versatile Utility Room with potential for conversion to a Ground Floor WC (subject to requirements). There is also the advantage of a modern fitted white Bathroom Suite. Externally, the home benefits from a good size Rear Garden and a substantial Garden Room / Summer House with power and lighting. Well positioned for local amenities, transport links, schooling and the seafront, making it an ideal home for families / and commuters alike.



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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- **Extended Three Bedroom Family Home** — offering deceptively spacious accommodation arranged over two floors
- **Generous size Living Room** — excellent entertaining and family space with bay window and multi pane doors opening to Kitchen / Diner
- **Contemporary High Gloss Fitted Kitchen / Diner** — fitted with granite sparkle effect work surfaces, breakfast bar seating area and excellent natural light via roof lights and French doors
- **Utility Room** — fitted units and sink with plumbing provision for potential Ground Floor WC (subject to requirements)
- **Modern Family Bathroom** — featuring shower bath, Mira wall mounted shower, heated towel rail and quality tiling
- **Good Size Rear Garden** — with patio seating area, lawn and sleeper style planted borders with Substantial Garden Room / Summer House to the rear
- **Convenient Location** — offering easy access to local amenities, Thorpe Bay Broadway, transport links, reputable schools and the seafront



#### **Frontage:**

Access to the front of the home is a hardstanding block paved area providing access to a pair of uPVC doors with obscure leaded double glazed inserts, with matching side panels and exterior lighting. Access to;

#### **Spacious Reception Hallway: 14'8" (4.47) x 9'5" (2.87) (reducing to 6'1" (1.85))**

Tiled flooring. Stairs rising to first floor accommodation with bespoke under stairs shoe storage / shelving and panelled bi-fold door to additional storage space. Radiator. Multi pane glazed panel door to Living Room. Panelled door to Utility Room. Smooth plastered ceiling.

#### **Utility Room: 6'10" x 5'6" (2.08m x 1.68m)**

Fitted with a range of eye and base level units with wooden working surfaces over inset with stainless steel circular sink unit with mixer tap and matching upstands and tiled splashbacks. Under counter recess for washing machine. Part tiled walls. Laminate wood effect flooring. Panelled door opening into the reception hallway. Smooth plastered ceiling.

**Agents Note:** The sellers have advised Hunt Roche that plumbing is available for the potential addition of a ground floor guest WC within this space.

#### **Open plan Living/Dining Room: 22'5" (6.83) x 13'3" (4.04) (reducing to 9'11" (3.02))**

Spacious room offering excellent entertaining and family space. uPVC double glazed bay window to front. Pair of multi pane doors with matching side panels opening through to the Kitchen/Diner. Pocket style sliding door to Utility Room. Attractive high gloss wood effect flooring. Pair of flat panelled upright radiators. Picture rail. Smooth plastered ceiling with pair of ceiling light points.



#### **Kitchen / Diner: 18'2" x 8'9" (5.54m x 2.67m)**

uPVC double glazed window overlooking the rear garden, uPVC double glazed French doors opening onto the patio and garden beyond, and a further uPVC double glazed door providing additional external access, allowing excellent natural light. The contemporary open plan Kitchen / Diner is fitted with a comprehensive range of high gloss eye and base level units with contrasting granite sparkle effect working surfaces extending to a breakfast bar seating area. Matching upstands. One and a quarter bowl stainless steel sink unit with mixer tap over. Recess for oven with coloured glass splashback and wall mounted extractor over. Space for American style fridge / freezer. Attractive high gloss ceramic tiled flooring. Contemporary flat panelled upright radiator. Concealed wall mounted combination boiler. Smooth plastered ceiling inset with a pair of roof light windows and inset ceiling spotlights.

#### **The First Floor comprises**

**Landing:** Panelled doors to Bedrooms and Bathroom. Further door to good size recessed storage cupboard. Smooth plastered ceiling with access to loft space.

#### **Main Bedroom: 13'4" (max) x 11'3" (4.06m (max) x 3.43m)**

uPVC double glazed window to front aspect. Laminate dark wood effect flooring. Radiator. Textured ceiling.

#### **Bedroom Two: 11'10" (3.6) x 8'8" (2.64) (increasing to 10'10" (3.3))**

uPVC double glazed window to the rear aspect. Door to recessed storage cupboard/wardrobe. Laminate wood effect flooring. Radiator. Textured ceiling.

#### **Bedroom Three: 7'11" (2.41) (max) x 11'5" (3.48) (including door recess)**

uPVC double glazed window to the front aspect. Versatile third bedroom, currently utilised as a home office. Dark wood effect flooring. Radiator. Textured ceiling

#### **Family Bathroom: 7'5" x 5'5" (2.26m x 1.65m)**

Pair of obscure uPVC double glazed windows to the rear aspect. The modern white suite comprising panel enclosed bath 'Shower Bath' with mixer taps and hand held shower head with further wall mounted 'Mira' shower and fitted curved shower screen, pedestal wash hand basin with chrome mixer tap, and low level dual flush WC. Tiling to all visible walls. Wall mounted extractor fan. High gloss ceramic tiled flooring. Heated towel rail and additional radiator. Smooth plastered ceiling.

#### **To The Outside of the Property:**

#### **Garden: 37' (11.28) (excluding Summer House) x 20'1" (6.12)**

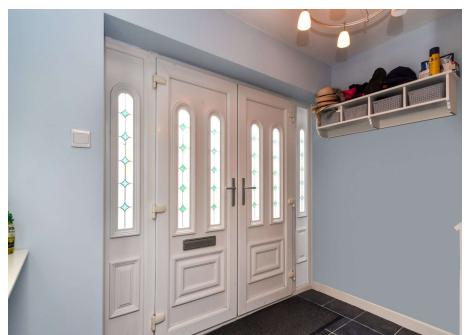
The good size rear garden is accessed via the Kitchen / Diner and commences with a spacious patio seating area, ideal for outdoor dining and entertaining. The remainder of the garden is laid to lawn with a stepping stone pathway leading to the rear of the garden and the summer house. Exterior lighting. Raised sleeper style borders provide well stocked planting areas, with timber fenced boundaries offering a good degree of privacy. Outside water tap fitted.

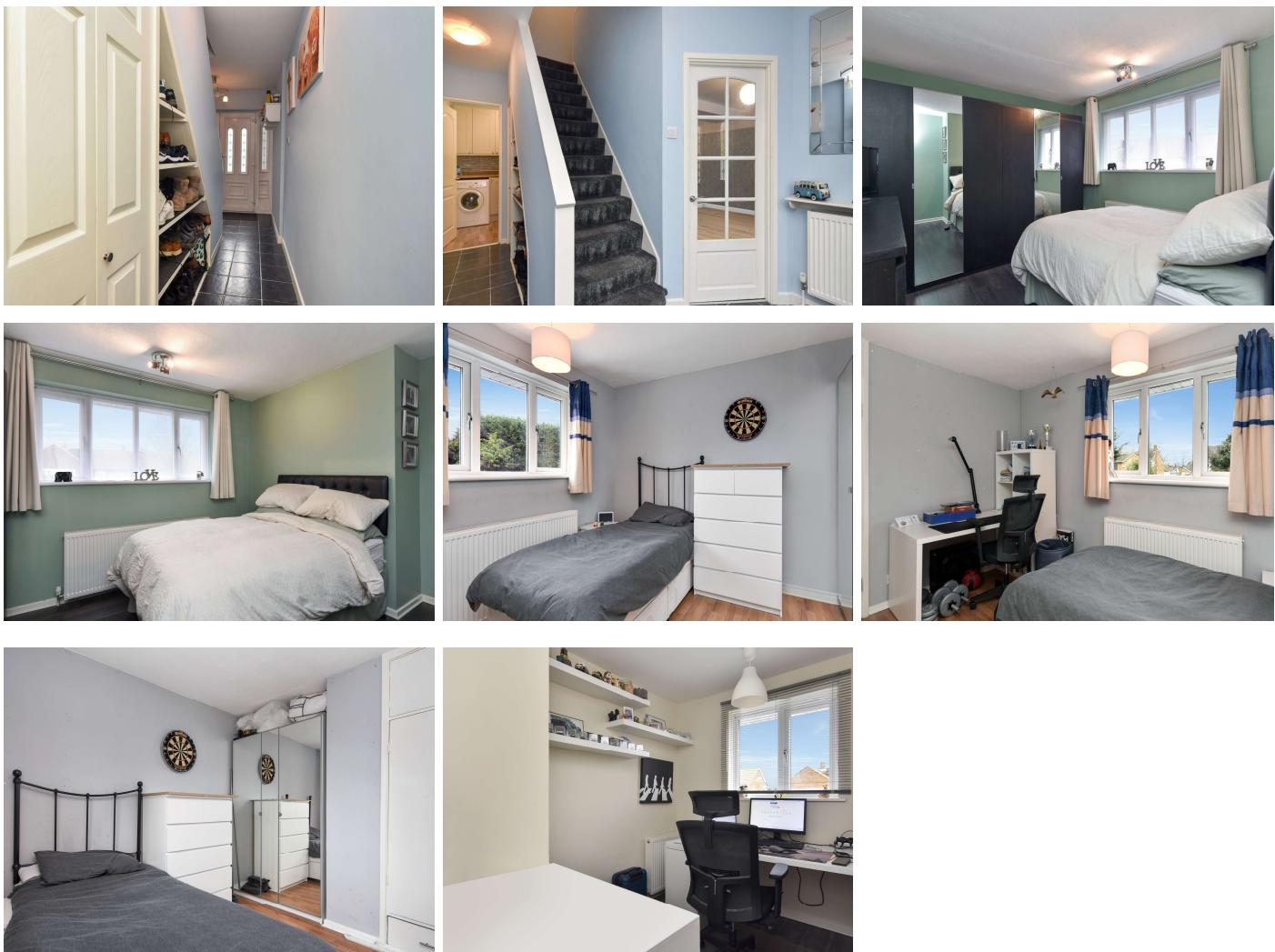


**Summer House: 15'10" x 9'8" (4.83m x 2.95m)** To the far rear of the garden is a substantial pitched roof garden room / summer house, ideal for storage, hobbies or potential home working space. The building benefits from outside lighting and is fitted with a pair of part glazed access doors, along with windows to the front and side aspects, allowing good natural light. The space is served by power and lighting.

#### 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. 2/3/2026