

EST. 1995

HUNT ROCHE

The Estate Agent



Asking Price: £400,000

277 Elm Road, Shoeburyness, Essex, SS3 9RX



A spacious and well-presented extended semi-detached family home located within close proximity to the award-winning East Beach and mainline railway links to London Fenchurch Street. The property offers generous living accommodation including THREE RECEPTION areas and a Conservatory addition, along with an extended modern Fitted Kitchen and a stylish four-piece Family Bathroom. Externally, the home benefits from an approximately 80ft rear Garden, Garage and Driveway providing ample off-road parking. Conveniently positioned with good access to the popular Shoebury schools, this property would make an ideal family home.



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

- Extended THREE BEDROOM semi-Detached Family Home
- Generous accommodation and well presented home
- Three Reception Areas Including Living Room, Snug and Dining Area
- Rear Conservatory Overlooking the Garden
- Extended Fitted Kitchen with Marble-Effect Work Surfaces and Subway Style Tiling
- Modern Design Four-Piece Family Bathroom Suite
- Attractive Entrance Hallway with Storage Cupboards
- Approx. 80ft Rear Garden with Patio Seating Areas and Storage Shed
- Garage with Up and Over Door and Personal Door to Garden
- Driveway Providing Ample Off Street Parking
- Good Access to Highly Regarded Shoebury Schools
- Convenient for Mainline Railway, Bus Routes and award winning East Beach
- Viewing advised

Entrance via: Composite style entrance door with obscure glazed insert providing access to;

Porch: 6'7" x 4'3" (2m x 1.3m) uPVC double glazed windows to the front and both side aspects set upon brick dwarf wall. Laminate wood-effect flooring. Smooth plastered ceiling inset with ceiling light point.

Reception Hallway: 16'3" (4.95) x 5'11" (1.8) (increasing 7' (2.13)) Attractive part glazed panelled doors to the Living Room, Snug and Kitchen. Stairs rising to the first floor accommodation with spindle balustrade. Half-height cupboard to understairs storage space with additional door to a larger storage cupboard inset with obscure glazed window to the side aspect. Thermostat control panel. Radiator inset within decorative cover. Laminate wood-effect flooring. Coving to smooth plastered ceiling inset with light points and smoke alarm.

Living Room: 12'8" x 11' (3.86m x 3.35m) uPVC double glazed bay window to the front aspect. Wide opening providing access through to the Sitting Room with potential to reinstate doors if required to create two separate reception areas. Radiator. Painted wood panelling to two walls. Fitted carpet. Wood panelled ceiling inset with light fittings.

Snug/Reception Room: 13'3" x 10'3" (4.04m x 3.12m) Wide opening providing access from the Living Room with open plan access through to the Dining Area. Feature fireplace incorporating electric fire with decorative surround and hearth. Radiator. Laminate wood-effect flooring. Coving to lightly textured ceiling inset with ceiling light point.

Dining Room: 9'5" x 7'11" (2.87m x 2.41m) Double glazed sliding patio doors to the rear aspect providing access to the Conservatory. Radiator inset within decorative cover. Decorative wood panelling to one wall. Laminate wood-effect flooring. Coving to ceiling inset with ceiling light point.

Conservatory: 12'8" x 7'8" (3.86m x 2.34m) uPVC double glazed windows to three aspects set upon brick dwarf wall, one side incorporating obscure glazed panels. Pair of uPVC double glazed French doors to the side aspect providing access to the garden. Laminate tiled-effect flooring. Polycarbonate roof line.

Extended Kitchen: 19' x 7' < 6'5" (5.8m x 2.13m > 1.96m)
uPVC double glazed window to the rear aspect with obscure uPVC double glazed door providing access to the rear garden. The Kitchen is fitted with a range of matching wall and base level units and drawers with rolled edge marble-effect work surfaces incorporating a single sink and drainer unit with swan neck style mixer tap. Built-in electric 'Indesit' oven with four ring electric hob and contemporary 'Gionien' extractor hood over set against black glass style splashback. Attractive 'subway style' tiled walls with under unit lighting. Under counter recess and plumbing for washing machine and dishwasher. Space for upright fridge/freezer. Cupboard housing gas boiler. Radiator. Laminate wood-effect flooring. Wood panelled ceiling inset with spotlight track.

The First Floor Accommodation comprises

Landing: 10'5" x 6'8" (3.18m x 2.03m) uPVC double glazed obscure window to the side aspect. Spindle balustrade overlooking the stairwell. Panelled doors providing access to Bedrooms and Bathroom. Access to loft space via pull down ladder. Fitted carpet. Coving to smooth plastered ceiling inset with ceiling light point.

Bedroom One: 13'3" (4.04) x 10'8" (3.25) (incl wardrobes) Double glazed window to the rear aspect. Comprehensive range of mirror fronted 'slide-a-robe' fitted wardrobes to one wall, incorporating an airing cupboard housing the hot water cylinder. Decorative half-height wood panelled feature wall. Radiator. Fitted carpet. Textured ceiling. inset with light point.

Bedroom Two: 12'6" x 10'10" (3.8m x 3.3m) uPVC double glazed window to the front aspect. Decorative contemporary wood panelled feature wall. Radiator inset to decorative cover. Fitted carpet. Smooth plastered ceiling inset with ceiling light point.

Bedroom Three: 7'6" x 7' (2.29m x 2.13m) uPVC double glazed window to the front aspect. Laminate wood-effect flooring. Radiator inset to decorative cover. Coving to textured ceiling inset with light point.

Bathroom: 7'2" x 6'7" (2.18m x 2m) Double glazed obscure window to the rear aspect. The modern four-piece suite comprises a panelled enclosed bath with mixer tap and shower attachment, separate enclosed shower cubicle with integrated shower unit with handheld and drencher style shower head over, dual flush push button low level W/C and vanity wash hand basin with mixer tap and storage cupboards under. Tiling to all visible walls with matching floor tiling. Wall mounted LED illuminated mirrored cabinet. Ladder style heated towel rail. Extractor fan. Smooth ceiling inset with light point.

Garden: Approx 80ft in depth

Patio areas immediately to the rear of the property providing seating space and opening onto the lawn. The remainder of the garden is predominantly laid to lawn with established fencing to boundaries. Shingled and paved areas provide additional seating and pathways leading toward the rear of the garden. Outside tap. Personal side door providing access into the garage.

Garage: 17'2" x 7'8" (5.23m x 2.34m)

Up and over style garage door to the front aspect. Personal side door providing access to the rear garden. Windows to the side and rear aspects.

Frontage / Parking:

Paved driveway to the front of the property providing off street parking and extending along the side of the house to the detached garage. Brick boundary wall to the front with gated side access leading to the rear garden. Established conifer screening providing additional privacy to the front aspect.





Council Tax - Band D

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. 3/14/2026