

# HUNT ROCHE

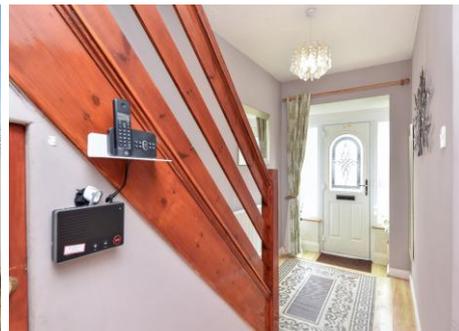
*The Estate Agent*



HUNT ROCHE  
*The Estate Agent*  
**FOR SALE**  
01702 290900

**Asking Price: OIEO £350,000**

135 Caulfield Road, Shoeburyness, Essex, SS3 9LP



**A THREE BEDROOM family home offered with No Onward Chain, ideally positioned within a popular residential location close to Shoeburyness High School, local shopping facilities and convenient transport links. The property has been extended to the rear offering well-proportioned accommodation throughout, including a spacious Living Room and an extended open-plan Kitchen/Dining area. Externally, there is off-road parking and a well-maintained rear garden backing onto Shoeburyness High School playing fields.**



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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- Three bedroom semi detached family home
- Extended open-plan Kitchen/Dining area
- Spacious Living Room area
- Backing onto Shoeburyness High School playing fields
- Offered with No Onward Chain
- Well-maintained rear garden
- Off-road parking
- Convenient transport links and local shopping facilities
- Well-proportioned accommodation throughout
- Viewing advised



**Frontage / Parking:** The front of the property provides off-road parking via a driveway, with a lawned area and established shrubs to one side. A low-level brick boundary wall encloses the front, with gated side access leading to the rear garden.

**Entrance via:** Composite door inset with arched obscure leaded insert with uPVC double glazed obscure side panels providing access to;

**Reception Hallway:** 17' (5.18) (max) x 5' (1.52) > 8'5" (2.57) Wood effect flooring. Radiator. Stairs rising to first floor accommodation. Door to understairs storage cupboard. Multi-pane glazed doors leading to the Living area and Kitchen. An internal glazed display shelving section providing a visual aspect through to the Living Room. Thermostat control panel. Textured ceiling.

**Open plan Living/Dining area:** Overall measurement 22'1" (6.73) x 12'8" (3.86) > 10'5" (3.18) The property offers well-proportioned and versatile living accommodation, featuring a spacious main living area which flows through to a separate dining space via glazed internal doors. The layout provides a good balance of open plan feel whilst retaining defined reception areas.

**Living Room:** 12'8" x 11'5" (3.86m x 3.48m) Attractive uPVC double glazed bow window to front aspect. Radiator. Feature York stone style clad chimney breast with inset gas fire. The room extends into a further seating area with additional radiator, creating a spacious dual-zone layout. Coving to textured ceiling with central ceiling roses. Pair of obscure multi-pane glazed doors leading to;

**Kitchen / Dining Room:** Overall measurement 18'1" (5.5) (max) x 17'10" (5.44) (max) Forming part of the rear extension, this spacious open-plan Kitchen/Dining area offers ample room for both cooking and entertaining. The Kitchen is fitted with a comprehensive range of units and work surfaces, complemented by integrated cooking appliances and breakfast bar seating. The Dining area provides generous space for a family table, with sliding patio doors opening onto the rear garden, allowing for excellent natural light. A practical and sociable layout ideal for modern family living.

**Dining Area: 9'9" x 8'9" (2.97m x 2.67m)** Pair of uPVC double glazed sliding doors opening onto the rear garden, providing excellent natural light and direct outdoor access. Radiator. Textured ceiling. Open plan to;

**Kitchen Area:** uPVC double glazed window to rear aspect overlooking the rear Garden. Obscure uPVC double glazed door providing sideways access to the Garden and frontage of the home. The Kitchen is fitted with a comprehensive range of eye and base level units with rolled edge high gloss work surfaces over with matching upstands, inset with a stainless steel one-and-a-quarter single drainer sink unit with mixer tap over. Built in eye double 'Newworld' electric oven with split level four ring gas hob with stainless steel splashback and concealed extractor over. Under counter appliances include fridge/freezer, 'Hotpoint' washing machine and 'Beko' dishwasher. Tiled effect flooring. Textured ceiling.

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

**Landing: 8'3" x 6' (2.51m x 1.83m)** Attractive uPVC double glazed leaded picture window to side aspect. Doors to all rooms. Textured ceiling with access to loft space.

**Main Bedroom: 12'6" (3.8) (incl wardrobes) x 11'3" (3.43)** uPVC double glazed window to front aspect. The room is fitted with a range of built-in furniture comprising wardrobes, overhead storage and a dressing table unit/drawer stack. Radiator. Coving to smooth plastered ceiling.

**Bedroom Two: 12'6" x 11'1" (3.8m x 3.38m)** uPVC double glazed window to rear aspect. Radiator. Wood effect lino flooring. Papered ceiling.

**Bedroom Three: 8' x 6'2" (2.44m x 1.88m)** uPVC double glazed window to front aspect. Radiator. Textured ceiling.

**Family Bathroom: 6' x 5'9" (1.83m x 1.75m)** Obscure uPVC double glazed window to rear aspect. The suite comprises a panelled enclosed bath incorporating low level accessibility side access, with mixer taps over with shower attachment and glazed shower screen, pedestal wash hand basin and low level WC. Tiling to dado height. Radiator. Textured ceiling.

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

Accessed via the dining area of the kitchen, a good size rear garden commencing with a paved patio seating area, ideal for outdoor entertaining, leading onto a well-maintained lawn with stepping stone pathway. The garden is enclosed by timber fencing and mature hedging, providing a good degree of privacy. To the rear, there is a further patio area with access to a detached outbuilding/workshop. Well stocked with a variety of planting and shrubs. Gated side access to the front of the home.

### **Council Tax Band C**

### **PRELIMINARY DETAILS – AWAITING VERIFICATION**







**AGENTS NOTE;** Please be advised that this property is subject to probate, which has been applied for but not yet granted. An offer can be agreed, and the legal process can commence; however, exchange and completion cannot take place until the Grant of Probate has been received.

**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. 3/28/2026