

# HUNT ROCHE

*The Estate Agent*



Asking Price: £575,000

16 Knollcroft, South Shoeburyness, Essex, SS3 9JY



Situated in a sought-after South Shoeburyness location, this well-positioned two bedroom detached bungalow enjoys a peaceful setting along a private shared access road, offering both privacy and a sense of seclusion. The property presents an excellent opportunity for a buyer to personalise and enhance, with scope for some updating while already being well maintained throughout. Internally, there is a generous living/dining room overlooking the south-facing rear garden, a main bedroom benefiting from an en-suite shower room, a second bedroom, and a separate family bathroom.

**Ample off road Parking and Garage. Offered with No Onward Chain.**



- **TWO BEDROOM DETACHED BUNGALOW** within a desirable South Shoeburyness location within a quiet residential setting
- Positioned along a private shared access road, enhancing privacy and exclusivity
- Generous frontage providing extensive off-road parking
- Attached garage with up and over door, power and lighting
- Main Bedroom featuring fitted wardrobes and En-suite shower room in addition to a modern Bathroom suite
- Bright living accommodation with direct access to the rear garden
- South-facing rear garden, ideal for enjoying sunlight throughout the day
- Approximately 35ft rear garden with patio seating area and established planting with greenhouse
- Double glazed windows and gas central heating (via radiators)
- Property is well cared for but offers scope for cosmetic updating



**Entrance via:**

uPVC double glazed door leading to;

**Porch: 5'9" x 3'5" (1.75m x 1.04m)**

uPVC double glazed windows to front and side aspects. Tiled flooring. Painted wood panelled ceiling. Obscure glazed door leads into;

**Reception Hallway:**

uPVC double glazed leaded window to side aspect. Panelled door to recessed cloaks cupboard with hanging space and shelving. Radiator. Further panelled door to large recessed airing cupboard with ample linen shelving. Obscure glazed doors to living room and kitchen. Panelled doors to bedrooms and bathroom. Coving to textured ceiling with access to loft space.

**Living Room / Dining Room: 24' (7.32) x 15'6" (4.72) > 12'7" (3.84)**

Dual aspect room with high level uPVC double glazed window to side aspect and uPVC double glazed window to rear. uPVC double glazed French doors opening to rear garden with matching side panels and fitted vertical blinds. Radiator. Feature brick built fireplace with open fire and hearth. Coving to textured ceiling.

**Kitchen: 12'3" x 11'9" (3.73m x 3.58m)**

uPVC double glazed window to side aspect with fitted roller blind and obscure double glazed door providing sideway access to the front and rear of the property. The Kitchen is fitted with a range of eye and base level units with rolled edge working surfaces over, inset with a single drainer one-and-a-quarter sink unit with mixer tap. Built-in eye level 'Hotpoint' double oven and split level 'Bosch' four ring hob with extractor over. Wall mounted 'Alpha' boiler. Tiled walls. Radiator. Textured ceiling.

**Bedroom One: 11'10" x 11'5" (3.6m x 3.48m)**

Leaded uPVC double glazed bow window to front aspect. Radiator. The bedroom is fitted with a comprehensive range of wardrobes to one wall providing ample hanging space and storage. Coving to textured ceiling. Panelled door to;

**Ensuite Shower Room: 8'2" x 3'1" (2.5m x 0.94m)**

Obscure uPVC double glazed window to side aspect. The three piece suite comprises low level flush WC, pedestal wash hand basin and shower enclosure with integrated shower unit. Tiling to all visible walls. Radiator. Textured ceiling.

**Bedroom Two: 11'5" x 8'3" (3.48m x 2.51m)**

Leaded uPVC double glazed window to front aspect. Radiator. Coving to textured ceiling.

**Bathroom: 9'1" (2.77) x 5'11" (1.8) x 8'6" (2.6) (max)**

Obscure uPVC double glazed window to side aspect. The three piece suite comprises low level dual flush WC, vanity wash hand basin inset to vanity unit with worktop space and ample cupboards, shelving and drawers under, and panelled enclosed bath. Tiled flooring. Tiling to all visible walls. Radiator. Wall light point. Textured ceiling.

**To the Outside of the Property:**

Approx. 35ft in depth. The south-facing rear garden is accessed from the Living Room, with further side access from the Kitchen, leading to gated access to the frontage. Commencing with a patio seating area. Raised planters border the remainder of the garden. To the rear of the garage there is an attractive part-arched greenhouse. Courtesy door to;

**Garage: 19'8" x 10'2" (6m x 3.1m)** Pitched roofline. Window to rear aspect. Up and over door to front. Power and lighting connected.

**Frontage:**

The property is approached via a private shared access road, offering a good degree of privacy and a tucked-away position. The frontage provides ample off-road parking, laid predominantly to block paving with additional gravelled areas. A driveway extends to one side leading to the garage. The front garden is bordered by a variety of established shrubs and planting, creating an attractive approach.

**Disclaimer:** The property is subject to probate. Whilst interested parties are able to make offers and a sale can be agreed, exchange of contracts cannot take place until probate has been granted.

Council Tax Band E

PRELIMINARY DETAILS – AWAITING VERIFICATION







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**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. 5/2/2026