

EST. 1995

HUNT ROCHE

The Estate Agent

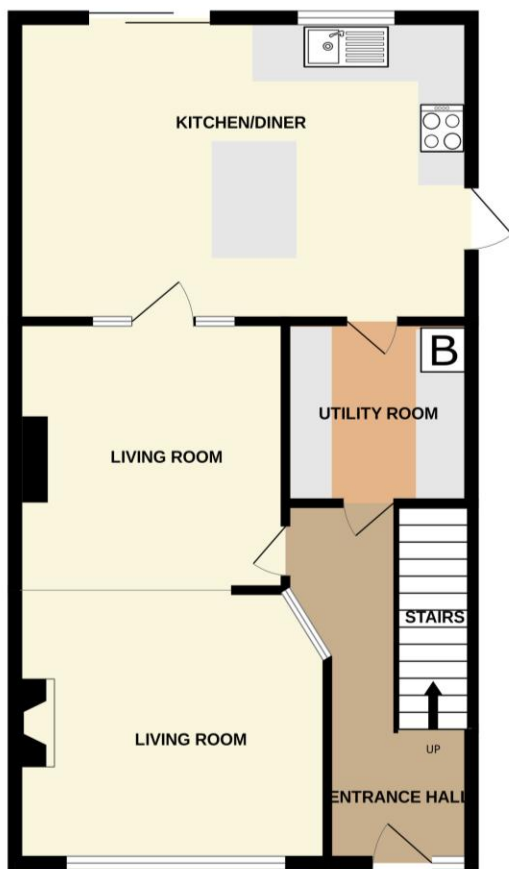


Guide Price: £350,000 - £365,000

131 Caulfield Road, Shoeburyness, Essex, SS3 9LP



Offered with No Onward Chain is this THREE bedroom family home, conveniently situated within a well-regarded residential location close to Shoeburyness High School, local shopping facilities and excellent transport links. The property has been extended to the rear, creating a spacious full-width Kitchen/Diner featuring a central island, alongside a Living Room opening through to a separate Dining Area and a useful Utility Room. Externally, the property benefits from off-road parking and an established rear garden enjoying a pleasant backdrop onto the playing fields of Shoeburyness High School.



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
- Offered with No Onward Chain
- Established rear garden, backing onto Shoeburyness High School playing fields
- Off-road parking
- Convenient transport links and local shopping facilities
- Well-proportioned accommodation throughout

- Viewing advised



Frontage / Parking:

The property is approached via a generous frontage providing off-road parking by way of an independent driveway, with an open front garden area with further scope for parking if required. Gated side access leads through to the rear garden.

Entrance via:

Storm porch with decorative pillars. uPVC entrance door inset with an arched obscure double glazed panel inset and matching obscure double glazed side panel;

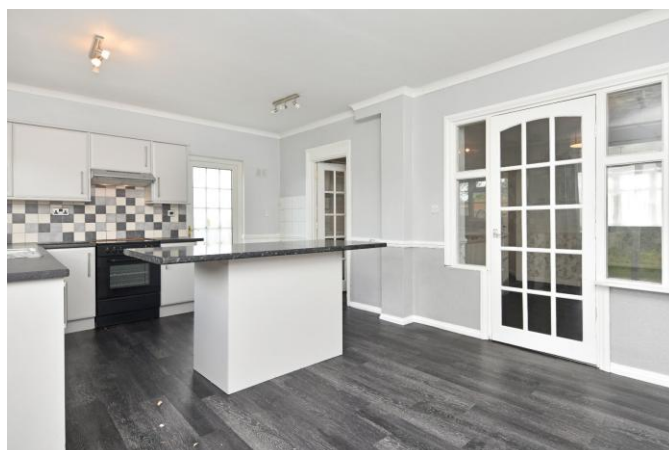
Reception Hallway: 14'10" (4.52) x 5'10" (1.78) >8'1" (2.46) (max)

Staircase rising to first floor accommodation with useful understairs storage cupboard. Multi-pane glazed door provide access to the Living Area, with a further panelled door leading to the Utility Room. Radiator inset with decorative cabinet. Thermostat control panel. Coving to textured ceiling.

Open plan Living/Dining area: Overall measurement 22'8" (6.9) (max) x 11'4" (3.45) > 10'5" (3.18)

The property offers spacious and versatile living accommodation comprising a Dining Room which opens through to the main Living Area, creating an ideal arrangement for both everyday family living and entertaining. The layout provides a sociable open-plan feel whilst still retaining clearly defined reception spaces.

Attractive uPVC Georgian style double glazed bow window to front aspect. Radiator. Feature ornate fireplace with decorative surround, marble-effect inset and hearth. Decorative wall-mounted display niches positioned beneath wall light points. The room opens through to a further seating area, with both areas feature dado rail detail, with decorative moulded plaster wall features. Coving to textured ceiling. Multi-pane glazed door with matching side windows leading to;



Kitchen / Dining Room: Overall measurement 18'6" (5.64) x 12'4" (3.76)

Positioned within the rear extension, this impressive open-plan Kitchen/Dining Room creates a bright and sociable living space well suited to modern family requirements. The room offers clearly defined cooking and dining areas whilst retaining an open-plan feel, with sliding patio doors providing direct access onto the rear garden and allowing for an abundance of natural light throughout. A further obscure uPVC double glazed door to the side elevation provides convenient access onto the gated sideways and frontage of the home. The Kitchen area is fitted with a range of contemporary style eye and base level cabinetry with marble effect rolled edge work surfaces, incorporating a central island unit with breakfast bar seating option and additional storage cupboards beneath. Stainless steel sink unit with mixer tap positioned beneath a rear facing uPVC Georgian style double glazed window overlooking the garden. Freestanding 'Bush' double electric oven with four ring electric hob and extractor canopy above. Complementary tiled splash backs and wood effect laminate flooring continue throughout, enhancing the spacious and practical layout. Radiator. Coving to smooth plastered ceiling. Multi-pane glazed door to;

Utility Room: 7'10" x 7'6" (2.4m x 2.29m)

Fitted work surface with ample under counter appliance space and plumbing beneath for domestic appliances. Wall mounted 'Ideal' boiler. Range of fitted open display shelving and additional wall mounted storage cupboards. Tiled splashbacks. Multi-pane glazed door providing access back through to the Kitchen/Dining Room with further panelled door to Hallway. Laminate wood effect flooring. Coving to smooth plastered ceiling.

The First Floor Accommodation comprises

Landing: 8'1" x 6'1" (2.46m x 1.85m)

uPVC double glazed window to side aspect. Spindle balustrade. Doors to all rooms. Coving to smooth plastered ceiling with access to loft space.

Main Bedroom: 11'3" (3.43) x 10'4" (3.15) (excl wardrobes)

uPVC double glazed Georgian style window to front aspect. The room is fitted with a range of floor to ceiling mirrored 'slide-a-robe' style wardrobes to one wall, providing hanging space and shelving. Radiator. Coving to textured ceiling.

Bedroom Two: 12'5" x 11' (max) (3.78m x 3.35m (max))

uPVC Georgian style double glazed window to rear aspect enjoying elevated views across the adjoining playing fields. Radiator. Original decorative style wrought iron fireplace. Coving to smooth plastered ceiling.

Bedroom Three: 8'2" x 6'2" (2.5m x 1.88m)

uPVC double glazed Georgian style window to front aspect. Radiator. Coving to smooth plastered ceiling.

Family Bathroom: 6' x 5'7" (1.83m x 1.7m)

Obscure uPVC Georgian style double glazed window to rear aspect. The suite comprises a panelled bath with mixer tap and shower attachment over, pedestal wash hand basin with mixer tap and low level dual flush WC. The walls are predominantly finished in complementary tiling with decorative wall panel detailing to one aspect. Coving to

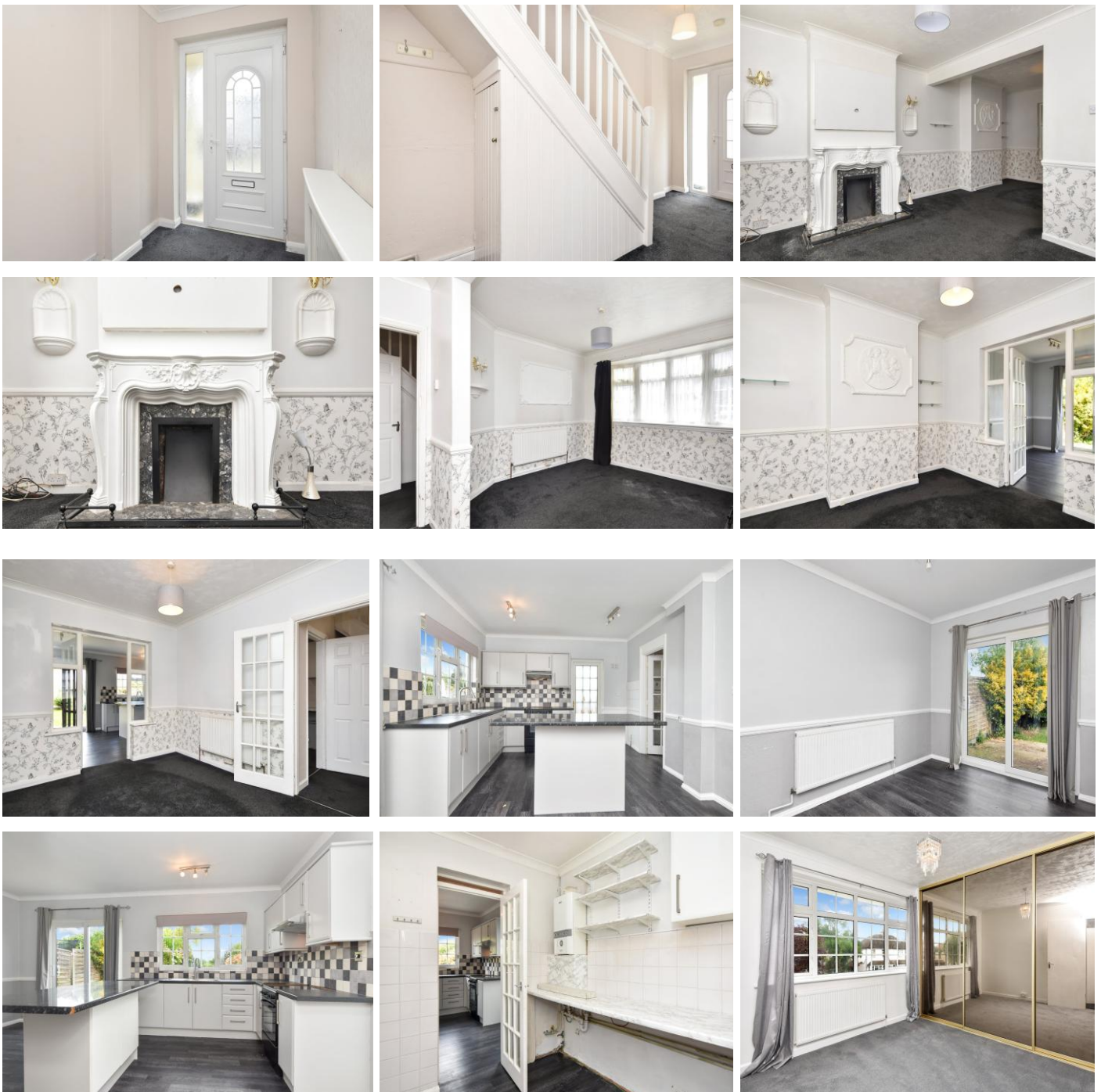
textured ceiling.

To the Outside of the Property:

The rear garden enjoys a mature and established feel, being predominantly laid to lawn with a variety of well stocked shrub and hedge borders creating a private enclosed setting. Immediately adjoining the property is a paved terrace providing space for outside seating and entertaining, whilst a stepping stone pathway extends through the garden towards the rear. A raised decked section and timber outbuilding are positioned at the far end of the garden, both requiring general improvement. Outside water tap. Additional access is provided directly from the Kitchen area together with gated side access leading to the frontage of the home.

PRELIMINARY DETAILS – AWAITING VERIFICATION

Council Tax Band C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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. 5/22/2026