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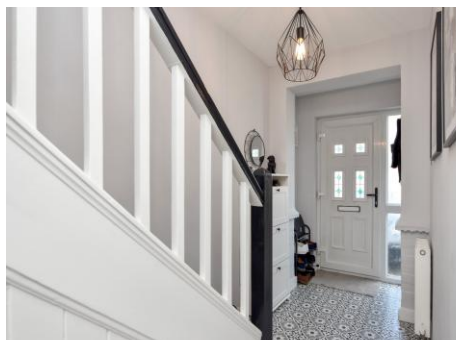
HUNT ROCHE

The Estate Agent



Guide Price: £400,000 - £410,000

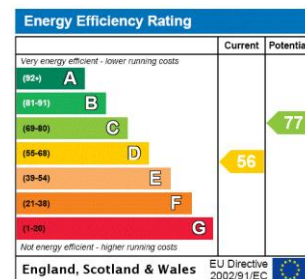
24 Herbert Road, Shoeburyness, Essex, SS3 9JR



Offered at a Guide Price of £400,000 - £410,000 is this exceptionally well-presented extended family home featuring a stunning 90ft south-facing rear garden. Highlights include a spacious Reception Hallway, an impressive and fully-equipped Kitchen/Breakfast Room with direct access to a uPVC double-glazed Conservatory with a glass roof. The ground floor also offers a convenient Guest WC and a bright open-plan Living/Dining area. Upstairs, you'll find a modern three-piece Bathroom suite. The home is equipped with a Nest smart thermostat and offers off-road parking. This property boasts double glazing throughout and is situated in a highly sought-after residential area near the popular 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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- Exceptionally well-presented extended home on a good size plot with a stunning 90ft south-facing rear garden
- Extended home which backs allotments with a lovely Summer House/Cabin to the rear of the Garden
- Spacious reception hallway with the advantage of a Ground Floor Guest Cloakroom/WC
- Impressive Kitchen/Breakfast room with direct access to a uPVC double-glazed conservatory with a glass roof
- Attractive open-plan living/dining area
- Modern white three-piece bathroom suite on the first floor
- Personal driveway for two vehicles
- Double glazing throughout the property
- Located in a highly sought-after residential area of the popular Thorpedene area
- Close to the popular Shoeburyness High School



Entrance via: uPVC entrance door inset with obscure double glazed inserts, with matching double glazed obscure panel to side provides access to;

Hallway: 17'8" (5.38) (5.38) x 6'11" (2.1) (2.1) (reducing to 5'5" (1.65) (1.65)) Stairs rising to first floor accommodation with spindle balustrade with door to half height under stairs storage cupboard. Attractive feature tiled flooring. Panelled door to Living / Dining Room. Decorative obscure 'borrowed light' window through to Living Room. Radiator. Smooth plastered ceiling. Further panelled door to;

Ground Floor Cloakroom / Guest WC: 5' x 2'4" (1.52m x 0.7m) Obscure uPVC double glazed window to side aspect. The modern two piece suite comprises a vanity wash hand basin with mixer tap over with splash back tiling and storage cupboard under and dual flush wc. Radiator. Tiled flooring. Smooth plastered ceiling.

Open Plan Living Room/Diner: Overall measurement 23'7" (7.2) (7.2) x 11'5" (3.48) (3.48) (max)

Living Room Area: 12'11" x 11'4" (3.94m x 3.45m) uPVC double glazed square bay window to front aspect. Radiator. Feature fireplace inset with contemporary fire. Wall light point. Exposed stripped wood flooring. Coving to smooth plastered ceiling. Square flat headed arch through to;

Dining Room Area: 10'10" x 9'10" (3.3m x 3m) Exposed stripped wood flooring. Wall light point. Radiator. Door to Hallway. Coving to smooth plastered ceiling. Square flat headed arch through to;

Kitchen/Breakfast Room: 16'7" (5.05) (5.05) x 15'10" (4.83) (4.83) (max) (reducing to 8' (2.44) (2.44)) uPVC double glazed window to rear, overlooking Conservatory. The Kitchen is fitted with a comprehensive range of modern eye and base level units with square edge working surfaces over with matching upstands inset with stainless steel one-and-a-quarter stainless steel single drainer sink unit with mixer taps over. Under counter recess for washing machine. Integrated 'Bosch' dishwasher. Built in microwave and electric oven under. Split level 'Newworld' five ring gas hob inset within a breakfast bar seating area with contemporary ceiling mounted stainless steel extractor canopy over. Quarry style tiled flooring. Two radiators. Smooth plastered ceiling. Pair of uPVC double glazed doors opening onto;

uPVC Double Glazed Glass Roof Conservatory: 16'6" (5.03) x 7'8" (2.34) (max) (16'6" (5.03) x 7'8" (2.34) (max)) Impressive 'glass roof'. Obscure uPVC double glazed windows to side aspect. Further uPVC double glazed windows with fan light openers to rear and side aspect. Tiled effect vinyl flooring. Wall light point. Pair of uPVC double glazed doors opening onto the rear Garden.

The First Floor Accommodation comprises

Landing: Obscure uPVC double glazed window to side aspect. Panelled doors off to all rooms. Smooth plastered ceiling with access to loft space. (Agents Note; we have been advised that the loft space is partially boarded)

Rear Bedroom: 11'6" (3.5) (3.5) x 10'6" (3.2) (3.2) (L-Shaped) uPVC double glazed window to rear aspect. Radiator. Smooth plastered ceiling.

Front Bedroom: 10'6" x 10' (3.2m x 3.05m) uPVC double glazed window to front aspect. Radiator. Coving to smooth plastered ceiling.

Bedroom Three: 10'2" (3.1) (3.1) (reducing to 6'6" (1.98) (1.98)) x 6'4" (1.93) (1.93) uPVC double glazed window to front aspect. Radiator. Smooth plastered ceiling.

Bathroom: 5'9" x 5'4" (1.75m x 1.63m) Obscure uPVC double glazed window to rear aspect. The white three piece suite comprises a panelled 'Shower Bath' with fitted curved shower screen with mixer taps and integrated shower unit with handheld and drencher style shower head over, dual flush wc and pedestal wash hand basin with mixer taps over. Tiling to all visible walls. Ladder style heated towel rail. Smooth plastered ceiling.

To the Outside of the Property: The generous SOUTH facing rear garden commences with a good size decked patio seating area leading to remainder of the garden, which is mainly laid to lawn. The garden measures approx 90ft in depth and backs directly onto allotments with fencing to boundaries. Gated access to the front of the property.

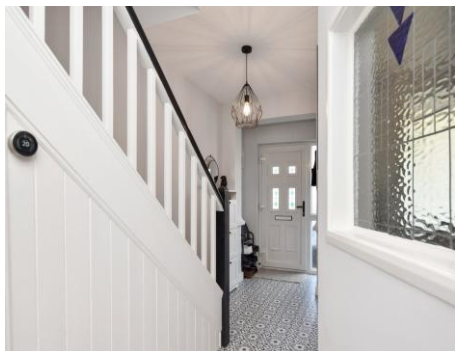


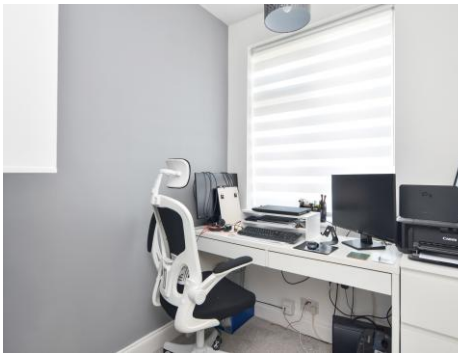
To the rear of the property there is beautiful 'Cabin' which is accessed via a pair of glazed doors with windows to either side.

The front of the property provides off road parking for two vehicles.

Council Tax Band C

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. 5/7/2026