

Est. 1995

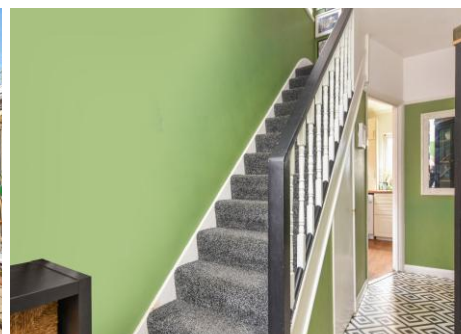
HUNT ROCHE

The Estate Agent



Asking Price: £400,000

62 Herbert Road, Shoeburyness, Essex, SS3 9JR



Having been professionally extended into the roof space, this spacious **FOUR** bedroom family home offers versatile accommodation arranged over three floors, including a further Cot Room/Study and **TWO** bath/shower rooms. Ideally situated within a popular residential location, the property is conveniently positioned within walking distance of Shoeburyness High School, local shops and amenities. Further benefits include a South facing rear Garden, Conservatory and Garage, making this an ideal home for growing families.



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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- Semi Detached family home offering **FOUR** Bedrooms plus additional Cot Room/Study
- Professionally extended accommodation arranged over three floors
- Family Bathroom plus additional top floor Shower Room
- Spacious open plan dual aspect Living Room/Diner
- uPVC Conservatory overlooking the rear Garden
- uPVC double glazing throughout
- South facing rear Garden
- Garage positioned within the Garden
- Popular residential setting
- Convenient for Shoeburyness High School
- Versatile accommodation ideal for growing families

Entrance via: Composite style entrance door inset with obscure double glazed panels and matching side screen window to front aspect.

Reception Hallway: 14'6" x 5'8" (4.42m x 1.73m) Stairs rise to the First Floor accommodation with painted spindle balustrade and useful understairs storage cupboard. Radiator. Picture rail. Geometric patterned tiled effect lino flooring. Smooth plastered ceiling. Open access through to the Kitchen area with further panelled door leading to the Living/Dining Room.

Living Room / Diner: Overall 22'10" (6.96) x 11'9" (3.58) The Living/Dining Room has been opened through to create a bright and versatile dual-aspect living space, ideally suited to both everyday family living and entertaining.

Dining Area: 11' x 9'10" (max) (3.35m x 3m (max)) The Dining Area forms part of the open-plan living space. uPVC double glazed French doors provide direct access into the Conservatory whilst allowing for excellent natural light. Two radiators. Wood effect laminate flooring. Picture rail. Decorative open archway through to the Living Area. Papered ceiling.

Living Room area: 11'9" x 11'2" (3.58m x 3.4m) uPVC double glazed window to front aspect. Featuring a decorative picture rail, radiator, and laminate wood effect flooring. Radiator. Papered ceiling.

Conservatory: 10' x 9'11" (3.05m x 3.02m) Full height uPVC double glazed window panels to three aspects, inset with a pair of uPVC double glazed French doors opening to the rear Garden. Pitched polycarbonate roof line allowing for excellent natural light. An additional reception space enjoying pleasant garden views.

Dual aspect Kitchen: 11'4" (3.45) (to understairs space) x 7'5" (2.26) (max) uPVC double glazed windows to side and rear aspect with further half glazed uPVC door providing direct access to the rear garden. The Kitchen is fitted with a range of cream style eye and base level cabinetry complemented by wooden working surfaces and tiled splashbacks. Inset stainless steel sink unit with mixer tap. Integrated electric oven with four ring gas hob and circular extractor canopy above. Undercounter space and plumbing for washing machine together with further appliance space. A breakfast bar seating area. Laminate wood effect flooring. Open access to understairs storage space. Coving to smooth plastered ceiling.

The First Floor Accommodation comprises

Landing: uPVC double glazed window to side aspect. Turned staircase rising to second floor accommodation with spindle balustrade. Panelled doors provide access to Bedrooms, Home Office and Family Bathroom. Fitted carpet. Smooth plastered ceiling.

Main Bedroom: 11'1" x 9'3" (3.38m x 2.82m) uPVC double glazed window to rear aspect. Recessed wardrobe with sliding doors, housing wall mounted boiler. Further recessed storage cupboard with double doors. Radiator. Smooth plastered ceiling.

Bedroom Two: 11'1" x 10'10" (3.38m x 3.3m) uPVC double glazed window to front aspect. Radiator. Smooth plastered ceiling.

Home Office / Cot Room: 7' x 6'1" (2.13m x 1.85m) uPVC double glazed window to front aspect. Radiator. Smooth plastered ceiling.

Family Bathroom: 7'8" x 5'11" (2.34m x 1.8m) Obscure uPVC double glazed window to side aspect. The bathroom is fitted with a modern white three-piece suite comprising a panelled enclosed bath with fitted glazed shower screen, mixer taps and integrated shower over with drencher style shower head and additional handheld, concealed cistern low level WC and wash hand basin with mixer tap set within a vanity storage unit. Contemporary subway style tiling to bath area. Ladder style heated towel rail. Tiled effect flooring. Smooth plastered ceiling inset with extractor fan.

The Second Floor Comprises:

Approached via turned staircase with spindle balustrade. Smooth plastered ceiling inset with 'Velux' style double glazed window to front. Panelled doors to all rooms.

Bedroom Three: 11' (3.35) x 8'5" (2.57) (Some restricted head height) Double glazed 'Velux' style window to front aspect providing excellent natural light. This versatile room features accessed to eaves storage. Radiator. Smooth plastered ceiling.

Bedroom Four: 8'9" x 8'4" (2.67m x 2.54m) uPVC double glazed window to rear aspect enjoying far-reaching rooftop views and allowing for excellent natural light. Radiator. Smooth plastered ceiling.

Shower Room: 7'8" (2.34) (max) x 6' (1.83) (max) Obscure uPVC double glazed window to rear aspect. The modern three piece suite comprises a low-level dual flush WC and wash hand basin with mixer tap set within a vanity unit with storage cupboard below. Separate fully tiled walk-in shower enclosure fitted with wall mounted shower unit and glazed shower door. Lino flooring. Heated towel rail. Tiled flooring. Smooth plastered ceiling inset with extractor fan.

To the Outside of the Property:

The rear Garden is approached via a gated sideway access from both the Kitchen and Conservatory. The garden is predominantly laid to lawn with established flower and shrub borders, whilst further benefiting from a paved seating/entertaining area to the rear. Outside water tap. Fencing to boundaries.

Garage: 18' x 9'2" (max) (5.49m x 2.8m (max))

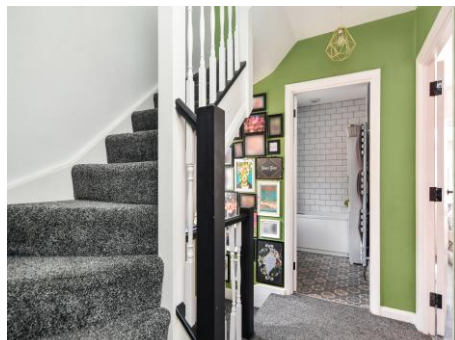
Detached Garage accessed via sideway approach with up and over door and courtesy door to side.

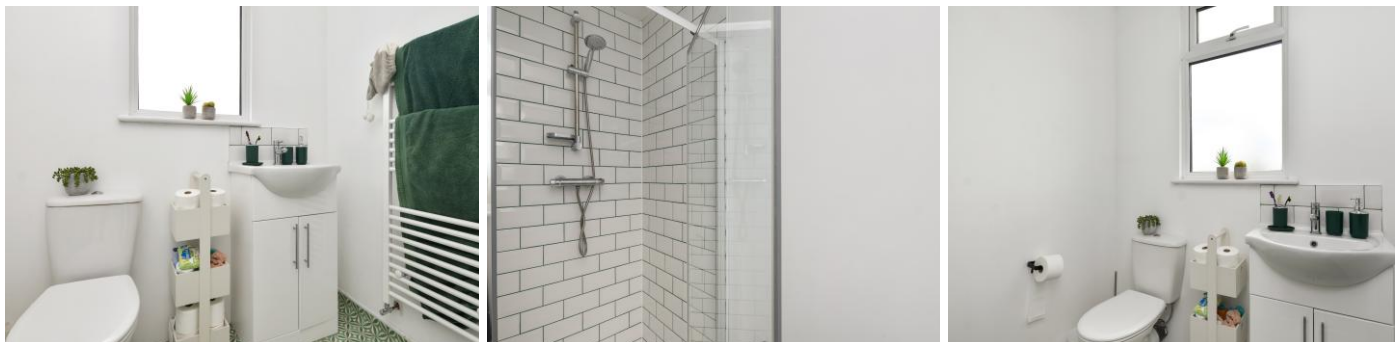
Agents Note; Please note that the width of the side access may not accommodate vehicular access.

COUNCIL TAX BAND C

PRELIMINARY DETAILS - AWAITING VERIFICATION







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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