

Est. 1995

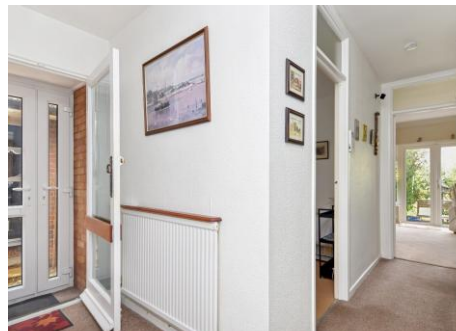
HUNT ROCHE

The Estate Agent



Guide Price: £365,000 - £370,000

187 Waking Road, Shoeburyness/Great Waking Borders, Essex, SS3 9TW



RARELY AVAILABLE... OPEN ASPECT... DETACHED BUNGALOW... NO ONWARD CHAIN!

Enjoying a delightful position directly opposite open MOD land, this rarely available TWO BEDROOM detached bungalow offers spacious accommodation, an integral Garage, ample off-road parking and a west-facing Rear Garden. Internally, there is a generous Living/Dining Room, fitted Kitchen and recently replaced modern Shower Room. Situated on the borders of Great Wakering, the property is convenient for Shoeburyness East Beach, local amenities, bus routes and Shoeburyness mainline railway station. Offered with NO ONWARD CHAIN, with keys held for immediate viewing



- Rarely Available Two Bedroom Detached Bungalow
- Superb Open Aspect Directly Across MOD Land
- Generous Living/Dining Room with access to Garden
- Recently Replaced Modern Shower Room
- Fitted Kitchen with Washing Machine & Fridge/Freezer to remain
- West-Facing Established Rear Garden
- Substantial Block Paved Frontage Offering Off-Street Parking for Numerous Vehicles
- Integral Garage with Power & Lighting
- Gated Access to Both Sides of the Property
- Excellent Potential to Further Enhance
- Convenient for East Beach, Local Amenities & Mainline Station
- NO ONWARD CHAIN – Keys Held for Immediate Viewing

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Overview:

Occupying a particularly appealing position directly opposite open MOD land, this rarely available TWO BEDROOM DETACHED BUNGALOW combines a generous plot, excellent parking and well-proportioned accommodation with plenty of further potential.

A particular feature is the spacious 20'9" Living/Dining Room, opening directly onto the west-facing Rear Garden, while the Main Bedroom enjoys an attractive open outlook across the land opposite. The accommodation is complemented by a fitted Kitchen with appliances to remain and a recently replaced contemporary Shower Room.

Outside, the home continues to impress with a substantial block paved frontage providing parking for numerous vehicles, an integral Garage and gated access along both sides of the property. To the rear, the established west-facing garden offers excellent outside space, with scope to create an even more open and expansive garden by reducing some of the existing mature planting.

Positioned on the borders of Great Wakering and Shoeburyness, the property is conveniently placed for local amenities, bus routes, Shoeburyness mainline railway station and the award-winning East Beach.

Offered with NO ONWARD CHAIN, with keys held for immediate viewing.

The Accommodation Comprises;

Sideway access via: uPVC double glazed doors to;

Porch: 3' x 2'1" (0.91m x 0.64m)

Exposed brick walls to two aspect. Smooth plastered ceiling. Obscure glazed hardwood door opening into;

Reception Hallway:

Doors to all rooms. Sliding obscure glazed door to Kitchen. Radiator. Textured ceiling.

Living Room/ Dining Room: 20'9" x 11'3" (6.32m x 3.43m)

uPVC double glazed windows to rear aspect, inset with opening fanlights, with a pair of uPVC double glazed French doors providing access to the west-facing Rear Garden. Two further high-level obscure uPVC double glazed windows to side aspect. Feature fireplace with tiled surround and hearth, inset with gas fire. Two radiators. Coving to textured ceiling.

Kitchen: 10'5" x 8'8" (3.18m x 2.64m)

uPVC double glazed window to side aspect with uPVC obscure double glazed door providing access to the sideway, leading to both the front and rear of the home. The Kitchen is fitted with a range of white high gloss base and eye level units with contrasting rolled-edge work surfaces incorporating stainless steel single drainer sink unit with mixer tap over. Built-in electric oven with four-ring gas hob and extractor hood over. Undercounter 'Hotpoint' washing machine to remain. Freestanding fridge/freezer (to remain). Wall mounted 'Ideal' combination boiler. Tiled-effect laminate flooring. Textured ceiling.

Main Bedroom: 13'3" x 11'4" (4.04m x 3.45m) Large uPVC double glazed window to front aspect enjoying open views across MOD land. Built-in floor-to-ceiling fitted three door wardrobe with overhead storage cupboards. Radiator. Coving to textured ceiling.

Bedroom Two: 9'11" x 8' (3.02m x 2.44m) uPVC double glazed window to side aspect. Radiator. Textured ceiling.

Shower Room: 8'8" x 5'9" (2.64m x 1.75m) Obscure uPVC double glazed window to side aspect. The modern, recently replaced suite comprises triple-width shower enclosure with fitted shower screen, integrated shower unit and shower boarding to surround. Wash hand basin inset to vanity unit with mixer tap over and cupboards beneath, together with concealed cistern low level dual flush WC. Part tiled walls. Door to airing cupboard inset with linen shelving. Radiator. Tiled-effect laminate flooring. Textured ceiling with access to loft space.



To the Outside of the Property:

Approached via the Living/Dining Room, the home enjoys a good size west-facing rear garden, commencing with a paved patio seating area. The remainder is predominantly laid to lawn with paved pathways. The garden is currently extensively planted with a variety of established trees, shrubs and bushes, which, if reduced or removed, would further enhance the overall size and usable garden space. Timber garden shed/workshop. Gated side access to both sides of the property leading to the front.



Frontage / Driveway:

The property benefits from a particularly generous block paved frontage measuring approximately 40' x 30' (12.2m x 9.1m), providing extensive off-street parking for numerous vehicles and direct access to the Garage. Corner flower bed area. Gated access to both side aspects provides access through to the Rear Garden.

Garage: 14' (4.27) x 8' (2.44) (apx) Accessed via up and over door. Shelving and a workbench. Power and lighting.





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. 8/15/2026