

Est. 1995

HUNT ROCHE

The Estate Agent



Asking Price: £400,000

254 Chestnut Cottages, Waking Road, Shoeburyness, Essex, SS3 9TP



Deceptively spacious and ideal for those looking to downsize without compromising on living space, this characterful TWO BEDROOM cottage offers a surprisingly versatile layout with THREE separate reception rooms. The accommodation also includes a comprehensively fitted Kitchen, solid-roof Garden Room, Ground Floor Cloakroom/WC and an attractively upgraded First Floor Shower Room. Outside, the generous established rear garden offers plenty of interest with patio seating areas, ornamental pond and a substantial Summer House/Home Office, together with an external Utility Room and additional storage. Further benefits include two allocated parking spaces, visitor parking and attractive views towards open farmland.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 sq.m.) approx.
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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Overview:

Occupying a wonderful position both backing and facing onto open farmland, is this charming TWO BEDROOM character cottage, offering surprisingly spacious and versatile accommodation. Extended to both the side and rear, the property provides generous living and reception space, complemented by a cottage-style rear garden with a summerhouse. A truly individual home in a superb semi-rural setting, with internal viewing highly recommended.



Hardwood entrance door with obscure glazed insert, set beneath an attractive pitched-roof storm canopy, providing access to:

Entrance Lobby:

Wood-effect laminate flooring. Staircase rising to First Floor. Useful overhead cupboard housing utility meter. Textured ceiling. Six-panel door providing access to:

Dining Room: 13' x 12'9" (3.96m x 3.89m)

uPVC double glazed Georgian-style window to front aspect with fitted plantation shutters. Radiator concealed within a decorative cabinet. Attractive exposed brick fireplace incorporating a cast iron log-burning stove with herringbone brick backdrop and raised hearth. Feature arched display alcove with recessed lighting. Wood-effect laminate flooring. Decorative plate rail and wall light point. Coving to textured ceiling with distinctive Art Deco-style ceiling rose and pendant lighting. Multi-pane glazed double doors opening through to:

Triple Aspect Living Room: 15' x 13'1" (4.57m x 4m)

Providing a particularly versatile second reception space, with ample room for both comfortable seating and a dining area. French doors with matching side windows open directly onto the rear garden, complemented by a further Georgian-style window to the front and high-level leaded windows to either side. Fitted plantation shutters. An attractive tiled fireplace forms a focal point to the room, incorporating a cast iron coal-effect electric fire. Radiator. Wall light point. Smooth plastered ceiling finished with coving and a distinctive Art Deco-style ceiling rose with pendant lighting.

Fitted Kitchen: 16' (4.88) narrowing to 13' (3.96) x 7'9" (2.36) (16' (4.88) > 13' (3.96) x 7'9" (2.36))

uPVC double glazed Georgian-style window to rear aspect together with a uPVC double glazed door providing access to the Conservatory/Sun Lounge. Fitted with an extensive range of cream base and eye-level cabinets, including leaded glazed display units, complemented by wood-effect work surfaces and tiled splashbacks. Inset one-and-a-quarter bowl porcelain sink unit with mixer tap. Freestanding 'Rangemaster Classic' range cooker with four-ring electric hob and concealed extractor over. Undercounter recess and plumbing for washing machine. Useful deep understairs Pantry/Storage Cupboard measuring 7'2 x 2'9 (restricted head height). Feature Karndean flooring. Panelled bi-fold door to:

Ground Floor Cloakroom/W.C: 4'5" x 2'7" (1.35m x 0.79m)

Obscure uPVC double glazed Georgian-style window to rear aspect. Fitted with a two-piece suite comprising corner wall-mounted wash hand basin and close-coupled WC. Ceramic tiling to half height. Textured ceiling.

uPVC Double Glazed Garden Room: 12'9" x 11'7" (3.89m x 3.53m)

uPVC double glazed windows to three aspects providing an abundance of natural light, together with a pair of uPVC double glazed French doors opening directly onto the rear garden. Radiator. Feature Karndean flooring. Impressive pitched solid roof with smooth plastered finish and recessed lighting.

The First Floor Accommodation comprises

Landing:

Panelled doors provide access to the First Floor rooms. Textured ceiling with access to insulated loft space.

Main Bedroom: 13' x 12'9" (3.96m x 3.89m) uPVC double glazed Georgian-style window to front aspect enjoying attractive views across the open farmland opposite, fitted with plantation shutters. Extensive range of fitted bedroom furniture incorporating multiple wardrobes and useful storage. Further recessed walk-in wardrobe. Radiator. Feature part-vaulted textured ceiling with ceiling light/fan.

Bedroom Two: 9'11" (3.02) (narrowing to 7'5" (2.26)) x 7'10" (2.4) uPVC double glazed Georgian-style window to rear aspect overlooking the garden, with attractive views towards the open farmland beyond. Useful recessed storage cupboard with double doors housing the wall-mounted 'Worcester' boiler. Radiator. Feature part-vaulted textured ceiling.

Tiled Shower Room: Obscure uPVC double glazed Georgian-style window to rear aspect. Beautifully upgraded Shower Room, attractively finished with full-height marble-effect tiling. The contemporary suite comprises a generous glazed shower enclosure with integrated shower, hand-held attachment and drencher-style shower head, concealed cistern WC and wash hand basin set within a fitted vanity unit providing useful storage, complemented by a matching mirror-fronted wall cabinet. Traditional-style column radiator. Karndean wood-effect flooring. Smooth plastered ceiling inset with recessed lighting.

To the Outside of the Property:

The rear garden is a generous feature of the home and commences with a full-width paved patio providing ample space for outside seating and entertaining, with gated access to the frontage. A further patio area extends to the side of the Garden Room and immediately behind the Living Room, providing additional space for outdoor dining. The remainder of the garden incorporates a central lawn surrounded by established planting, together with a small ornamental fish pond and bridge, and a pergola-covered walkway. A characterful brick-built miniature 'Pink Cottage' provides additional garden storage.

To the rear of the garden is a substantial timber Summer House/Home Office measuring 14' x 12', with multi-pane glazing and French doors with matching full-height side panels opening onto a decked veranda. Power and lighting are connected, with further storage incorporated.

There is also a useful external Utility Room with base-level units, work surface and inset sink, together with space and plumbing for an automatic washing machine. Further storage shed. The garden is enclosed by fencing with gated side access to the front.

Frontage:

To the front of the property is an adjacent private driveway providing off-street parking, together with a picket-fenced communal frontage and additional visitor parking.

PRELIMINARY DETAILS – AWAITING VERIFICATION

Council Tax Band C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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. 10/5/2026