



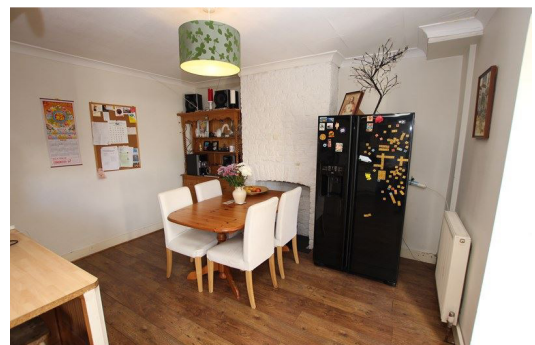
A charming detached bay fronted Edwardian village house that has been cleverly extended to now provide three separate reception areas, a ground floor shower room, a superb first floor Victoriana bathroom and a detached cabin to the rear of the west facing garden. Internal inspection essential.



**Shoebury Road
Great Wakering**

Ref: EHW1699

£300,000



These sales particulars are drafted for the sole purpose of enabling prospective purchasers to decide whether they wish to view the property, and do not constitute any part of any contract. Applicants should verify details by personal examination and enquiry.

A covered storm porch as an obscure glazed hardwood original entrance door with two double glazed windows adjacent leading into the:

Spacious Entrance Hallway Walnut laminate wood flooring. Stained wooden high level skirting. Staircase to first floor landing with stained wooden spindle balustrade. Large understairs recess with built-in lead light glazed cabinet and storage cupboards beneath. Feature lead light picture window to side. Wall mounted central heating thermostat and control. Coved cornice to ceiling. A panelled door leads through to the Kitchen/Dining/Family Room and an open doorway leads through to the:

Bay Fronted Sitting Room 14'5" x 12'5" (4.39m x 3.78m) Square bay sash window to front. Feature wooden fire surround with solid stone hearth and cast iron fireplace with open flue. Television aerial point. Double banked radiator. Stained wooden flooring. High level lipped skirting. Ornate coved cornice to smooth plastered ceiling with ornate centre ceiling rose.

Kitchen/Dining/Family Room overall measurements 18'4" x 13'0" reducing to 9'7" (5.59m x 3.96m > 2.92m) uPVC double glazed door giving access to the west facing rear garden and uPVC double glazed window to rear. The Kitchen area is fitted with a range of base and eye level cabinets in traditionalist style units with beech effect rolled edge working surface and inset one and a quarter bowl enamel sink unit with chrome mixer tap. Space and supply for range style cooker. Further appliance space. Extending breakfast bar. Brick tile effect splashbacks to half height. Full width flat headed archway leading through to the Dining/Family Room area with feature painted brick fireplace. Stained wooden floor. Radiator. High level skirting. Coved cornice to smooth plastered ceiling. An extra width flat headed archway leads through to:

Reception Area Three 9'6" x 9'0" (2.9m x 2.74m) A pair of uPVC double glazed french doors give side access to the west facing rear garden and overhead skylight window. Stained wooden floor. Stained wooden high level skirting. Coved cornice to smooth plastered ceiling. A concertina pitch pine door leads through to the:



Utility Area/Laundry 9'7" x 4'3" (2.92m x 1.3m) uPVC double glazed window to side. Slate effect porcelain tiled floor. Stained wooden high level skirting. Ample appliance space with plumbing and drainage for automatic washing machine. Beech effect rolled edged working surface. Double eye level cabinet. Smooth plastered ceiling with recessed halogen lighting. A further pitch pine concertina door leads through to the:



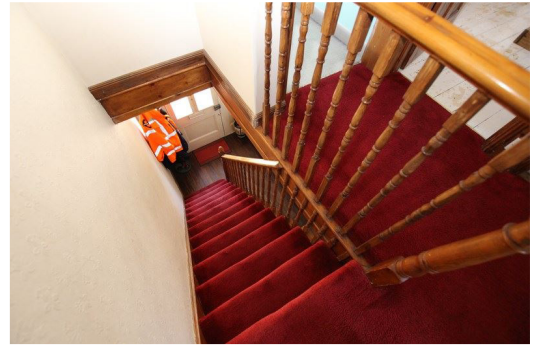
Ground Floor Shower Room A dual aspect room with uPVC double glazed obscure windows to side and rear. Fully tiled in quality ceramics with slate effect porcelain tiled floor and white tiled walls. Oversized shower tray with rainwater shower above, dual flush close coupled w.c. and suspended wash hand basin. Radiator. Smooth plastered ceiling.



The First Floor Accommodation

Part Galleried Landing Obscure glazed hardwood window to side. Original panelled doors lead off to first floor rooms.

Master Bedroom 14'5" into bay x 11'3" minimum (4.39m x 3.43m) Four panel square bay sash window to front with views towards open farmland. Hand painted original floorboards. Feature cast iron fireplace. Two double fronted built-in wardrobe cupboards with hanging and shelved storage space. Access to insulated roof space. Stained wooden lipped skirting. Coved cornice to ceiling with feature centre ceiling rose.



Bedroom Two 13'0" x 12'0" (3.96m x 3.66m) uPVC double glazed window to rear. Feature exposed brick fireplace. Lipped stained wooden skirting. Radiator. Coved cornice to ceiling with feature centre ceiling rose.



Bedroom Three 8'7" x 6'0" (2.62m x 1.83m) Double glazed sash window to front. Radiator. Coved cornice to smooth plastered ceiling.

Exceptionally Spacious Victoriana Bathroom 9'6" x 8'2" (2.9m x 2.49m) Obscure uPVC double glazed window to rear. Fitted with a three piece suite comprising rolled edged claw foot freestanding cast iron bath with chrome telephone mixer tap and shower attachment, low level w.c. and Regency style pedestal wash hand basin. Radiator. Ceramic tiling to picture rail height with picture rail above. Access to roof space. Drop light switch. Smooth plastered ceiling.



To the Outside of the Property

The Rear Garden is a particular feature of this fine family home and enjoys a due westerly aspect, commencing from the Kitchen and Snug/Home Office with a paviour and shingled footpath leading to an expanse of lawn with planted and fenced side boundaries. To the rear of the garden is access to a spacious Detached Cabin/Workshop. There is gated rear access to the garden.

EPC - E

The Property Misdescriptions Act 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

The Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the **team** Association Consortium Company of which it is a member and **team** Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.