

# Ist Call

## SALES AND LETTINGS



**Shoebury Road, Southend-On-Sea, SS3 0BW**

**£450,000 - Freehold**

Discover this enchanting detached Victorian home, perfectly positioned on the peaceful outskirts of Great Wakering village. This beautifully restored property achieves the perfect balance between preserving authentic period character and embracing modern family living - a truly rare find that has been lovingly maintained throughout. The ground floor seamlessly blends charm with contemporary convenience. A cosy front lounge provides an intimate space for relaxation, while the heart of the home lies in the stunning open-plan kitchen, dining, and family area to the rear. This beautifully designed space creates the ideal environment for both everyday family life and entertaining guests. The addition of a practical utility room and convenient ground floor shower room demonstrates the thoughtful approach to modern living. Upstairs, three well-appointed bedrooms offer flexible accommodation for growing families, complemented by a generously proportioned family bathroom. The property's period features have been carefully preserved throughout, creating a home that feels both timeless and completely relevant to today's lifestyle. The outdoor space is equally impressive, with off-street parking providing practical convenience. The secluded west-facing rear garden is a particular highlight - a private sanctuary that captures beautiful evening sunlight and includes a substantial detached garden building. This versatile structure offers endless possibilities, whether as a home office, studio, workshop, or additional storage space. The current owners have cherished their time in this special home and are only relocating due to work commitments. Their care and attention is evident throughout, creating a property that is beautifully presented and ready to welcome its next chapter. This exceptional Victorian home can only be truly appreciated through an internal viewing - we invite you to discover its unique charm and modern comfort for yourself.

### Accommodation Comprising

Recessed porch with original tiles and part glazed timber front door providing access to...

#### Entrance Hall



Staircase to first floor, recessed understairs area with feature coloured picture window to side, oak herringbone flooring, radiator, smooth plastered ceiling, doors off to...



Front Lounge 14'9 into bay x 12'6 (4.50m into bay x 3.81m)



Double glazed bay window to front, radiator, feature fireplace with wooden surround and inset log burner, laminate wood flooring, smooth plastered coved ceiling with ceiling rose...

### Open Plan Kitchen/ Living Space

Kitchen Area 7'9 x 9'9 (2.36m x 2.97m)



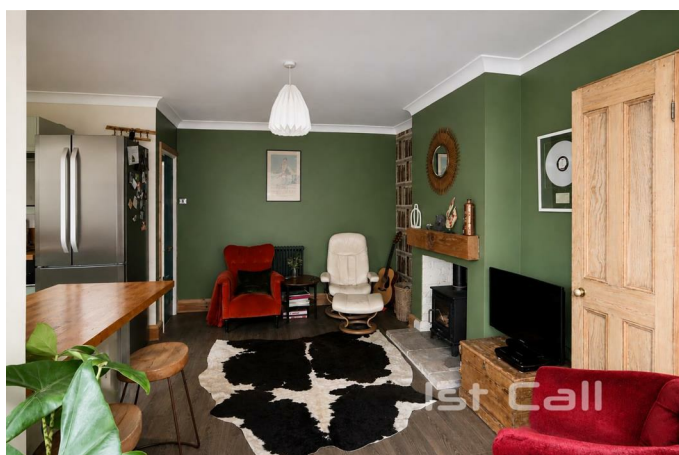
Range of modern fitted 'shaker' style base units with solid wood working surfaces over, inset butler style sink with mixer tap, integrated induction hob with stainless steel extractor hood over, separate integrated eye level oven and microwave, slimline dishwasher and fridge freezer to remain, breakfast bar, matching range of wall mounted units, tiled splashbacks and flooring, smooth plastered coved ceiling with inset spotlights, double glazed window to rear, open plan to...



### Living Space 23' x 9'8 (7.01m x 2.95m)



Double glazed french doors to side, roof lantern skylight window, two Victorian style column radiators, feature exposed brick open fireplace with inset log burner, wood flooring, smooth plastered coved ceiling, door to...



### Utility Room 9'8 x 4'3 (2.95m x 1.30m)



Double glazed window to side, tiled flooring, solid wood block working surface with space and plumbing for washing machine and tumble dryer beneath, tiled splashbacks, wall mounted storage cupboards, smooth plastered ceiling with inset spotlights, door to...

### Shower Room 9'8 x 3'11 (2.95m x 1.19m)



Fully tiled with large glazed walk in shower cubicle with rainfall shower head, suspended vanity wash hand basin, low level W.C., heated towel rail, smooth plastered ceiling, obscure double glazed windows to side and rear...

### First Floor Landing

Window to side, loft access with drop down loft ladder (the Vaillant gas central heating and hot water combination boiler is in the loft), smooth plastered coved ceiling, doors off to...

**Bedroom 1 14'7 into bay x 12'1 (4.45m into bay x 3.68m)**



Double glazed bay window to front, radiator, feature cast iron fireplace, smooth plastered coved ceiling with ceiling rose...

**Bedroom 2 12'11 x 9'7 (3.94m x 2.92m)**



Double glazed window to rear, radiator, feature exposed brick chimney breast, smooth plastered coved ceiling...



**Bedroom 3 6'4 x 5'11 (1.93m x 1.80m)**

Double glazed window to front, radiator, smooth plastered coved ceiling...

**Bathroom 9'8 x 8'2 (2.95m x 2.49m)**

Suite comprising freestanding roll top claw foot bath with central mixer tap and shower attachment, 'his & hers' twin vanity wash hand basins inset in marble working surface, high flush 'Victorian' W.C., heated towel rail/ radiator, fully tiled to picture rail height, built in storage cupboard, smooth plastered ceiling, obscure double glazed window to rear...

**Externally**



**Front Garden**

Paved providing off street parking...

**Rear Garden**



Commencing with paved patio area immediately outside the french doors with flower/ shrub borders, remainder of the garden is mostly laid to lawn with flower/ shrub borders, covered log store, large covered veranda ideal for housing a hot tub / spa with double timber doors providing access to...



### **Garden Building 15'1 x 11' (4.60m x 3.35m )**

Windows to front, door to rear providing access to walkway access to St Johns Road...

### **Important Information & Property Images**

These sales particulars are provided in good faith and are intended as a general guide only. Whilst every effort has been made to ensure the accuracy of the information, they do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Buyers should satisfy themselves, by inspection or otherwise, as to the accuracy of all information before proceeding.

Some property photographs may have been digitally enhanced for marketing purposes. This may include adjustments to brightness, colour balance, perspective correction, sky replacement, removal of temporary or personal items, virtual decluttering, or other minor cosmetic editing. Artificial Intelligence (AI) assisted editing tools may also be used to carry out these enhancements.

No structural alterations, changes to room dimensions, permanent fixtures, layout or material features of the property are created or intentionally misrepresented. Where images have been digitally enhanced, they are intended solely to present the property in a clear and realistic manner and not to mislead prospective purchasers.

Prospective buyers are encouraged to inspect the property personally to satisfy themselves as to its condition, layout and suitability.

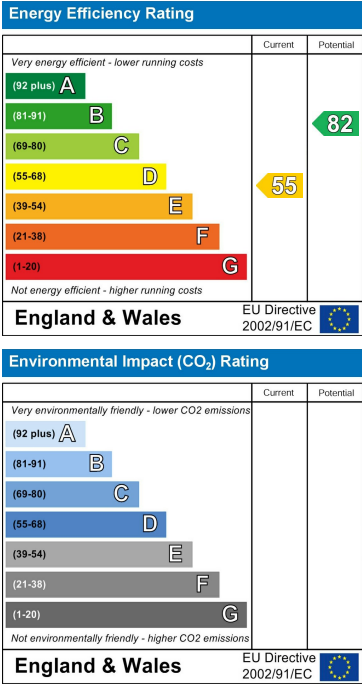
Floor Plan



Area Map



Energy Efficiency Graph



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