



# FOR SALE

**High Street,  
Great Wakering, SS3 0HL**

**£300,000 Freehold**

- Character Cottage
- 2/3 Bedrooms
- 2 Reception Rooms & Conservatory
- Good Size Kitchen
- Four Piece Bathroom
- Large South Facing Garden
- Parking to Side Aspect
- Large Loft Room
- Potential to Extend STPP
- No Onward Chain

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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## Description

Deceptively spacious 2/3 bedroom character cottage full of original features and charm in the heart of Wakering offered with NO ONWARD CHAIN. May Cottages built in 1892 are located on the high street in Great Wakering, just moments from local amenities, rural beauty spots and with convenient access to main travel routes. This attractive property offers two good size

reception rooms, spacious kitchen, four piece bathroom and conservatory with two double bedrooms, further through bedroom and access to boarded loft room to the first floor. Externally there is a parking space to the side and a large south facing rear garden. A fantastic project property with scope to transform and extend STPP, viewing is highly advised.

### Entrance Reception Room

Front door into first reception room with double glazed window to front, wooden floor, radiator, coving, dado rail and beautiful cast iron fireplace.

### Stairs to First Floor

Wooden stairs to first floor, double glazed window to side and door through to reception room.

### Reception Room

Second reception room with double glazed window to side, fitted carpet, coving, radiator, under stair cupboard and decorative fireplace. Open doorway through to kitchen.

### Kitchen

Great size fitted kitchen with double glazed window to side, coving and wall mounted boiler approx.. 4 years old. Range of wall and base units with wooden work surface, tiled splash backs, stainless steel sink & drainer, integrated oven with hob and space for appliances. Corridor through with door to bathroom and double glazed door to conservatory.

### Bathroom

Fully tiled four piece bathroom comprising of WC, pedestal wash hand basin, bath and shower cubicle with electric shower and glazed door. Radiator and double glazed window onto conservatory.

### Conservatory

Conservatory to rear aspect with double glazing to three sides, double doors out to rear garden and wooden floor.

### Bedroom 1

Bedroom one to front aspect with wooden floor, double glazed window, radiator, coving and decorative fireplace. Door with ladder access to boarded loft room.

### Bedroom 2

Bedroom two to rear aspect with wooden floor, double glazed window, radiator, coving and decorative fireplace. Door to bedroom three.

### Bedroom 3

Bedroom three to rear aspect with double glazed window, coving, fitted carpet and radiator.

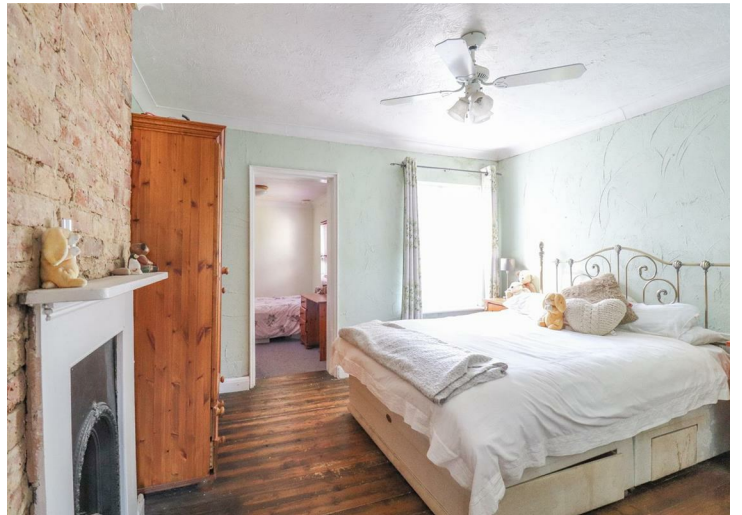
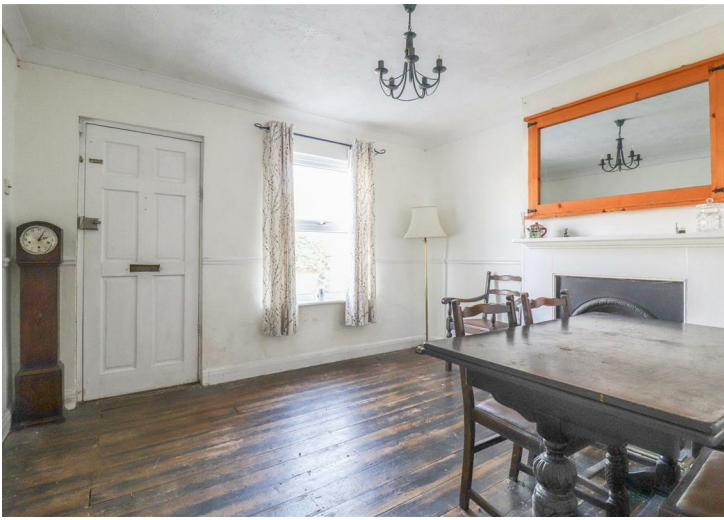
### Rear Garden

approx 60ft (approx 18.29mft)  
Fantastic size south facing rear garden with patio, lawn and shed.

### Parking

Off street parking space to side of property







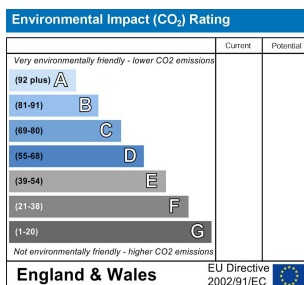
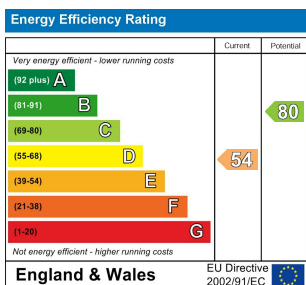
GROUND FLOOR  
712 sq.ft. (66.2 sq.m.) approx.

1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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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