

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Caulfield Road, Shoeburyness, SS3 9LA



**Guide Price £325,000 - £350,000**

Situated in a popular location is this immaculate two good size bedroom semi-detached house benefiting from having large kitchen/diner/family room, separate lounge, approximately 70ft SOUTH FACING rear garden and own driveway providing off-street parking for two/three vehicles. Close to local shops and mainline railway station with links to London Fenchurch Street.

Council Tax: C. EPC Rating: tbc.

Ref 20193

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)





Entrance via hard wood entrance door to

### ENTRANCE HALL

Double glazed window to the side aspect. Stairs to first floor accommodation. Under stairs cupboard. Feature stained glass 'porthole' window with built-in base unit under. Wood flooring. Coving to plastered ceiling. Radiator.



### LOUNGE 13' 1" x 11' 10" (3.99m x 3.61m)

Double glazed window to the front aspect. Feature brick built fireplace. Wood flooring. Plastered ceiling. Radiator.

### KITCHEN/DINER/FAMILY ROOM 19' 2" max x 17' 2" max (5.84m x 5.23m)

Stained glass window to the side aspect. Double glazed window to the rear aspect. Double glazed French doors providing access to the rear garden. Comprehensive range of modern base and eye level units. Roll edge work surfaces. Butler sink. New World Rangemaster oven, to remain, with extractor chimney over. Tiled splash backs. Fridge/freezer, to remain. Space for washing machine. Feature brick built fireplace with inset Log Burner. Wood effect flooring. Plastered ceiling. Inset spot lights. Radiator.





## FIRST FLOOR ACCOMMODATION

### LANDING

Double glazed window to the side aspect.

### BEDROOM ONE 14' 4" x 10' 9" (4.37m x 3.28m)

Two double glazed windows to the front aspect. Wardrobes. Coving to plastered ceiling. Radiators.



### BEDROOM TWO 12' x 10' 2" (3.66m x 3.1m)

Double glazed window to the rear aspect. Coving to plastered ceiling. Access to part boarded loft, with loft ladder. Radiator.



## FAMILY BATHROOM

Part obscure double glazed sash window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath with central mixer tap, shower over and feature brick style tiling to surrounding wall. Part panelled walls. Plastered ceiling. Inset spot lights. Access to loft. Chrome heated towel radiator.



## EXTERIOR

The **SOUTH FACING REAR GARDEN** measures **approximately 70' (21.34m)** and commences with decked patio with step down to laid lawn and wood slat and shingle pathway to **SHED** at rear, to remain. Outdoor storage unit. Raised flower bed. Exterior tap.

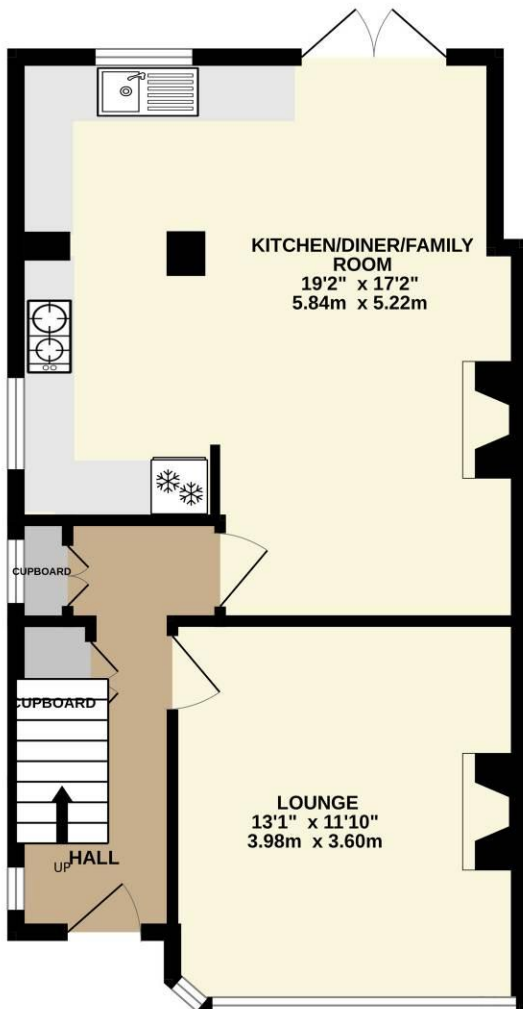


The **FRONT** has own block paved driveway providing off-street parking for two vehicles.

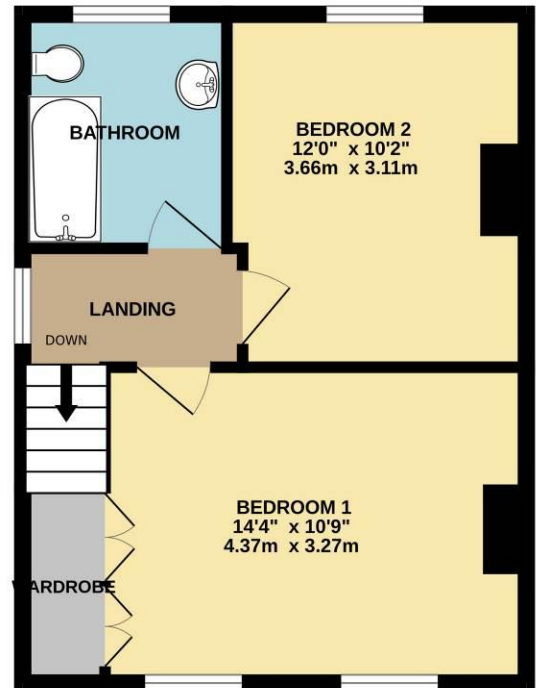
### Agents Note:

*The vendors have advised that the property was re-wired approximately 3 – 4 years ago.*

GROUND FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 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.  
Made with Metropix ©2025

Consumer Protection from Unfair Trading Regulations 2008.

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.