

Est. 1998

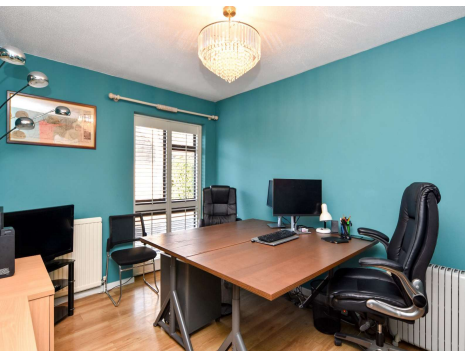
# HUNT ROCHE

*The Estate Agent*



**Asking Price: £800,000**

5 Chedington, 'Thorpe Bay Borders', Shoeburyness, Essex, SS3 8UR





Located within the desirable 'Bournes Green School' catchment, is this extended **FOUR DOUBLE BEDROOM** detached residence. The ground floor boasts a generous Living Room/Diner with almost full width doors opening onto the **SOUTH** facing walled garden. Good size Kitchen/Breakfast room with separate Utility room, separate Dining Room, Guest WC/Shower Room and a dedicated Home Office/Playroom. The first floor offers four bedrooms all with built in wardrobes, with a sensational size main bedroom with a recently installed ensuite. Completing the accommodation is a large Family Bathroom. Externally there is shared driveway providing access to a double width Car-Port with a single up-and-over door to a 'vaulted ceiling' double width Garage - ideal for additional storage or Gym etc.



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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- *Spacious FOUR DOUBLE extended Family home within a cul-de-sac position with a walkway providing access to a pretty open Greensward*
- *Generous open-plan Living Room/Diner, ideal for entertaining*
- *Spacious Kitchen/Breakfast Room with adjacent Utility Room*
- *Dedicated Home Office/ or Play Room with further separate formal Dining Room*
- *Ground Floor Guest WC/Shower Room*
- *Four generously sized bedrooms with the main bedroom suite offering a modern ensuite shower*
- *Large four piece Family Bathroom*
- *Pretty SOUTH facing rear garden with a decked patio seating area*
- *Driveway access to a double width covered CARPORT with a Double Garage offering a multitude of uses*
- *Ideally located within close proximity to Thorpe Bay Broadway Shopping facilities and Thorpe Bay C2C railway providing direct access to London Fenchurch Street*
- *This home is perfectly suited for growing families, combining ample space and an excellent location.*



**Entrance via:** Multi pane glazed panelled door to

**Porch:** **6'5" x 4'8" (1.96m x 1.42m)** Glazed window to front and side aspects. Access to recessed utility meter cupboards. Wood effect flooring. Wood panelling to walls and ceiling. Multi pane glazed panelled with matching side panels to;

**Reception Lobby:** **6'6" x 3'4" (1.98m x 1.02m)** Obscure glazed door providing access to Hallway. High quality wood effect flooring. Radiator. Textured ceiling. Further obscure multi pane glazed door to;

**Home Office:** **12'10" (max) x 7'10" (3.9m (max) x 2.4m)** Almost full height double glazed window to front aspect inset with made to measure plantation style shutters. Radiator. Textured ceiling.

**Hallway:** Stairs rising to first floor accommodation with spindle balustrade and door to under-stair storage cupboard. Access to Living Room, formal Dining Room and Kitchen. Radiator. High quality wood effect flooring. Textured ceiling. Further multi pane glazed door to;

**Ground Floor Guest WC/Shower Room:** **6'11" x 6'6" (2.1m x 1.98m)** The three piece suite comprises a tiled shower enclosure with integrated shower into inset, dual flush wc and pedestal wash hand basin. Radiator. Partly tiled walls. Recess niche inset with mirror. Extractor fan. High quality wood effect flooring. Smooth plastered ceiling.

**Formal Dining Room:** **12'10" x 10'2" (3.9m x 3.1m)** Almost full height double glazed window to side aspect inset with made to measure plantation style shutters. Radiator. High quality wood effect flooring. Textured ceiling.

**Open plan Living Room/Diner:** **35'1" (max) x 19'10" (max) (L-Shaped Room) (10.7 max x (6.05 max))**  
A dual aspect large family room offering extended accommodation to rear providing space for a large Dining table.

**Living Room:** **26'3" x 13'5" (8m x 4.1m)** Attractive bow style double glazed window to front aspect inset with made to measure plantation style shutters. High quality wood effect flooring. Radiators. The focal part of the room is a beautiful feature fireplace surround with mantle over inset with cast iron style wood burning stove. Wall light points. Attractive cornice to smooth plastered ceiling inset with a pair of attractive over sized ceiling mouldings.

**Dining Room area:** **19'10" x 9'9" (6.05m x 2.97m)** Almost full width uPVC double glazed windows inset with wider than average sliding patio doors opening to the rear Garden. High quality wood effect flooring. Radiator. Wall light points. Obscure multi pane glazed door /courtesy door provides access to Garage. Attractive cornice to smooth plastered ceiling inset with attractive over sized ceiling moulding.  
Further obscure multi pane glazed door to;

**Kitchen / Breakfast Room:** **18'1" x 12'10" (max) (5.5m x 3.9m (max))** Pair of double glazed windows to side aspect inset with made to measure plantation style shutters. The Kitchen is fitted with a range of eye and base level units with square edge working surfaces over inset with white porcelain style sink unit with single drainer and designer style mixer tap over. Built in pair of 'Neff' eye level ovens with split level 'Neff' hob with concealed

extractor canopy over. The worksurface area to one aspect extends to provide a lower level seating area. Further potential breakfast bar seating area to the rear of the Kitchen. Under counter recess for dishwasher. Splashback tiling. Radiator. Smooth plastered ceiling inset with recessed lighting. Multi pane obscure glazed door to;

**Utility Room: 10'8" x 5'7" (3.25m x 1.7m)** Double glazed window to rear aspect. Door providing access to the sideways access of the Garden. Space and plumbing for washing machine etc. Wall mounted cupboards. Wall mounted 'Ideal Logic+' boiler. Textured ceiling inset with recessed lighting.

### **The First Floor Accommodation comprises**

**Landing: 15'9" x 6'6" (4.8m x 1.98m)** Double glazed window to front aspect inset with made to measure plantation style shutters. Radiator. Panelled door to recessed airing cupboard with linen shelving. Smooth plastered ceiling with access to loft space via pull down ladder.

**Main Bedroom Suite: 23'1" (7.04) (max) x 16.5 (max)** Double glazed window to rear aspect inset with made to measure plantation style shutters. Radiator. Range of wardrobes to one aspect with further built in 'slide-a-robe' wardrobes. Textured ceiling. Door to;

**Modern Ensuite Shower:** A recently installed suite comprises triple length walk-in shower enclosure with integrated shower unit with hand held attachment and drencher shower head over, vanity wash hand basin with mixer tap over and storage drawers under and dual flush wc. Contemporary style heated towel rail. 'Wood effect' click flooring. Wall mounted LED mirror. Extractor fan. Smooth plastered ceiling.

**Bedroom Two: 13'5" x 10'2" (max) (4.1m x 3.1m (max))** Almost full height double glazed window to front aspect inset with made to measure plantation style shutters. Radiator. Pair of built in recessed 'slide-a-robe' wardrobes inset with storage shelving and drawer stack to the centre. Textured ceiling.

**Bedroom Three: 13' (3.96) (reducing to 9'3" (2.82)) x 12'5" (3.78)**

Double glazed window to side aspect inset with made to measure plantation style shutters. Radiator. Built in recessed 'slide-a-robe' wardrobes. Textured ceiling.

**Bedroom Four: 12'10" x 9'11" (3.9m x 3.02m)** Double glazed window to front aspect inset with made to measure plantation style shutters. Radiator. Built in recessed 'slide-a-robe' wardrobes. Textured ceiling.

**Family Bathroom:** Double glazed skylight window to side aspect. A fully tiled four piece suite comprising of panelled enclosed bath with mixer tap and twin handgrips, double width shower enclosure with integrated shower units with drencher shower head over, low level W.C and wall mounted vanity unit / wash hand basin with storage. Radiator. Extractor fan. Door to eaves storage space. Textured ceiling.

### **To the Outside of the Property:**

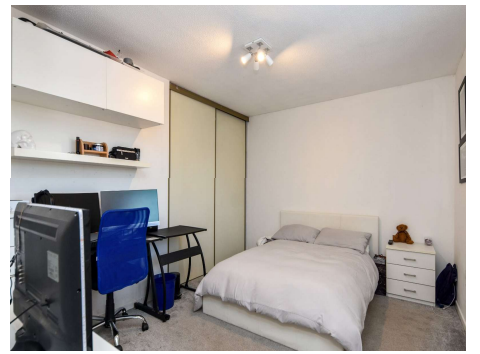
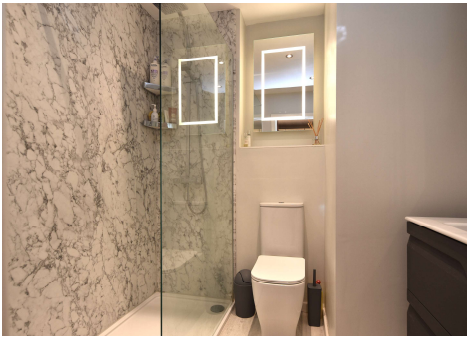
The SOUTH backing garden is accessed via the Utility Room and Dining Area onto a generous size decked patio seating area with a timber framed pergola over (which the vendor has informed the selling agent will be covered with pretty 'Grapevine' during the Spring and Summer months). The remainder is laid mostly to lawn with established planted areas/borders. Outside water tap. Obscure uPVC double glazed door provides access to the rear of the Garage. Gated side access leads directly to;

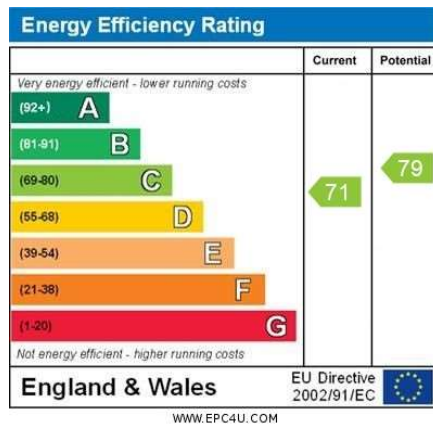
**Frontage:** To the side of the property there is a lawned area inset with flower bed. Shared driveway (serving neighbouring properties) leads to double width covered car port for two vehicles located in front with access to;

**Double Garage: 18'3" x 17'2" (5.56m x 5.23m)**

Part vaulted ceiling inset with skylight style window with access to loft storage space. Smooth plastered ceiling. Single up and over door to front. (Please note that there is a stud wall installed behind one of the garage doors which can be removed should any interested party require). Power lighting and heating. Obscure uPVC double glazed courtesy door providing access to the rear Garden. Smooth plastered ceiling.







Council Tax Band F

Preliminary Details – Awaiting Verification

**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. 2/4/2025