



HUNT ROCHE
The Estate Agents
FOR SALE
01702 290900

Cranley Gardens, Shoeburyness

Guide Price £600,000 - £625,000

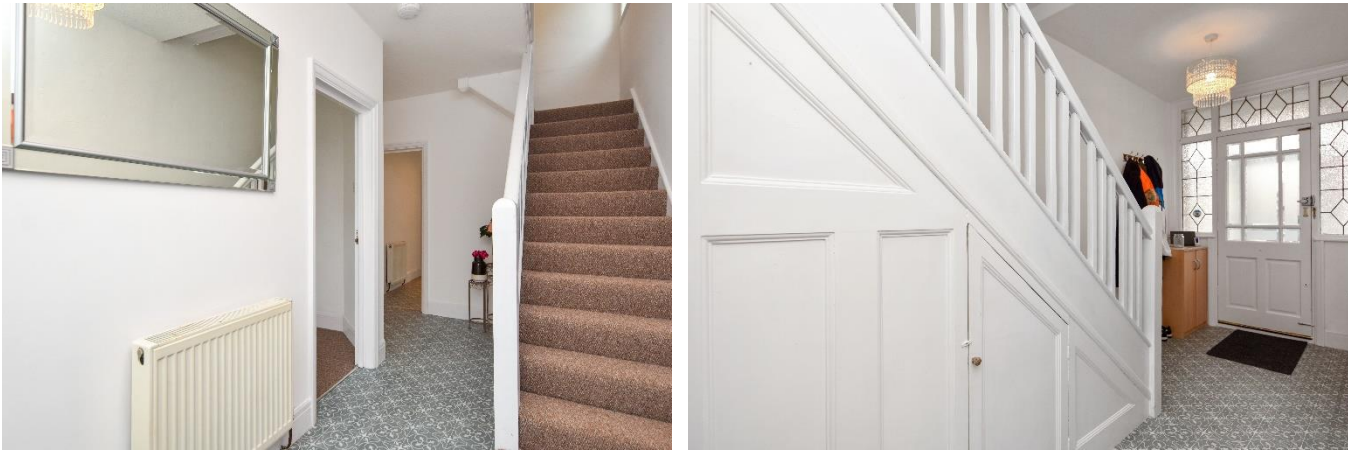
Overview

Nestled in the highly sought-after Thorpedene area, renowned for its charming 1930s homes, this extended four-bedroom detached family residence offers a perfect blend of character, space, and modern living. Spanning three floors, the home is ideally situated within the popular Shoeburyness High School Catchment, providing excellent access to local shopping facilities, bus routes, and essential amenities.

Recently updated with new flooring, fresh décor, and external redecoration, this property is move-in ready, ensuring a stylish and comfortable living environment. The spacious layout includes off-road parking, a covered walkway/carport, and a generous rear garden featuring a versatile Cabin/Summer House, perfect for a home office, gym, or entertainment space.

With No Onward Chain, this is a rare opportunity to secure a fantastic family home in a prime location, offering convenience, charm, and plenty of space for modern family life.

Entrance via: uPVC double glazed door to;



Porch:

uPVC double glazed windows to three aspect. Wood panelled pitched roof. Multi pane part glazed door with obscure glazed windows surround to:

Reception Hallway:

Stairs rising to first floor accommodation with spindle balustrade and storage cupboard under. Panelled doors to Utility Room and Snug. Radiator. Further panelled door to;

Snug / Family Room: 12'11" x 10'9" (3.94m x 3.28m)

Radiator. Laminate wood effect lino. Coving to smooth plastered ceiling inset with ceiling fan. Square double width arch to;





Open Plan Kitchen / Dining Room: 19'10" x 13'6" (6.05m x 4.11m) uPVC double glazed sliding patio door to rear providing access to the rear Garden. Pair of contemporary upright panelled radiators. Laminate wood effect lino. The Kitchen area comprises a range of eye and base level units with roll edge working surfaces over which extends to provide a large breakfast bar seating area. Stainless steel single drainer sink unit with mixer taps over. Impressive freestanding range style oven with five ring electric hob over, stainless steel splashback with double width extractor canopy over. Under counter 'Hotpoint' dishwasher (to remain). Freestanding Samsung 'American style' fridge/freezer with ice dispenser (to remain). uPVC double glazed window to rear aspect. Splashback tiling. Smooth plastered ceiling inset with recessed lighting and an impressive uPVC double glazed roof lantern. Panelled door to;





Utility Room: 9'7" x 9' (2.92m x 2.74m)
 uPVC double glazed door to side aspect providing access to sideways and carport area. Working surface over with appliance space under. Radiator. Smooth plastered ceiling. Panelled door to;

Guest Cloakroom/WC: 5'11" x 2'11" (1.8m x 0.9m) Obscure uPVC double glazed window to side aspect. The white two piece suite comprises dual flush WC and suspended wash hand basin.

Formal Sitting Room: 14'9" (4.5) (into bay) x 13'9" (4.2)

uPVC double glazed bay window to front aspect with fan light openers. Chimney recess niche. Radiator. Coved ceiling inset with ceiling moulding and ceiling fan.





The First Floor Accommodation comprises

Landing: 11'4" x 7'11" (max) (3.45m x 2.41m (max))

Obscure uPVC double glazed window to side aspect. Doors to Bedrooms and Bathroom / WC. Turned staircase providing access to upper floor with spindle balustrade. Panelled door to rooms.

Bedroom Two: 14'8" (4.47) (into bay) x 12'1" (3.68)

uPVC double glazed bay window to front aspect with fan light openers. Radiator. Ceiling mounted fan.

Bedroom Three: 13'1" x 12'1" (4m x 3.68m)

uPVC double glazed window to rear aspect. Radiator. Ceiling mounted fan.

Bedroom Four: 8'7" x 7'11" (2.62m x 2.41m)

uPVC double glazed window to front aspect. Radiator.

Bathroom: 7'11" x 4'11" (2.41m x 1.5m)

Obscure uPVC double glazed window to rear aspect. The two piece suite comprises panelled enclosed bath with mixer taps over and wall mounted electric shower and pedestal wash hand basin. Partly tiled walls. Radiator. Door to airing cupboard housing wall mounted 'Ideal' boiler.

Separate WC:

Obscure uPVC double glazed window to rear aspect. Dual flush WC suspended wash hand basin. Radiator. Textured ceiling.

The Second Floor Accommodation comprises

Lobby area:

Panelled door to;

Principle Bedroom Suite: 18'8" (5.7) x 15'2" (4.62) (increasing to cubby area of 20'9" (6.32)) (Restricted head height)

Double glazed Velux style window to front aspect. Further uPVC double glazed window to rear. Radiator. Low level door to eaves storage space. Smooth plastered ceiling inset with recessed lighting. Panelled door to;

Ensuite Shower:

Obscure uPVC double glazed window to rear aspect. The white three piece suite comprises shower enclosure with integrated shower unit, vanity wash hand basin with mixer tap over and storage cupboard under and dual flush WC. Large recess shelving niche. Tiling to all visible walls with matching floor tiling. Smooth plastered ceiling inset with extractor fan.



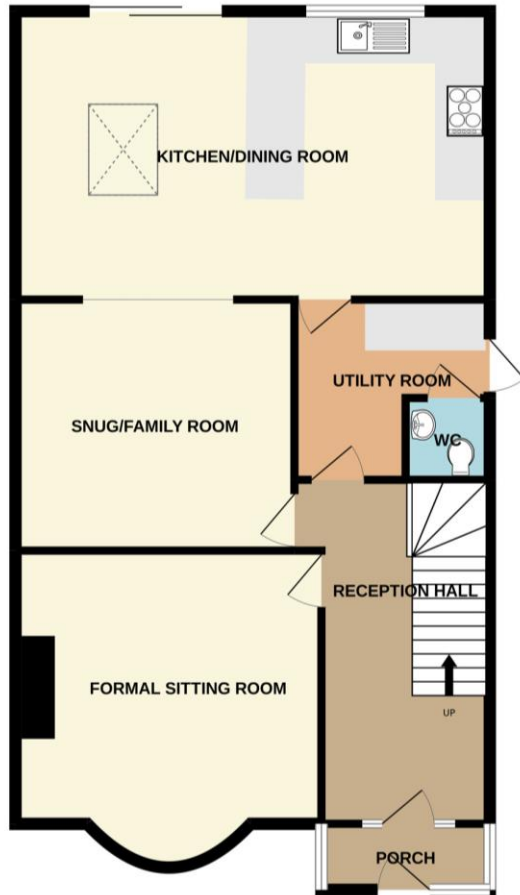
To the Outside of the Property:

The Garden is approached via the Dining Area and commences with hardstanding area with a pathway leading to the rear of the garden. Central lawned area with established trees and shrubs. Circular screen patio seating area. Gated access leading to side way and Car-port area, with pair of gates providing access to the frontage of the property. To the rear of the Garden there is a large Summer House with power, lighting and electric heating.

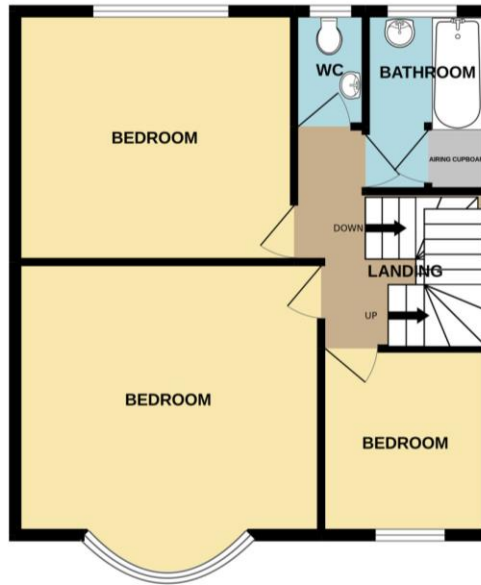
The frontage offers Off road Parking for two vehicles.



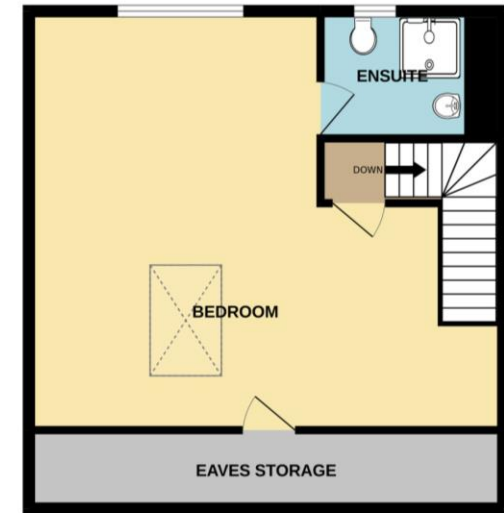
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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PRELIMINARY DETAILS - AWAITING VERIFICATION
Council Tax Band D

SHO250076

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