



**WATERLOO ROAD**  
**SOUTHEND-ON-SEA, SS3 9EQ**

**GUIDE PRICE £315,000**  
**FREEHOLD**

\* £315,000 - £335,000 \* - GENEROUS SEMI-DETACHED FAMILY HOME, BOASTING BEAUTIFULLY PRESENTED ACCOMMODATION, A WELL PROPORTIONED REAR GARDEN WITH ADDITIONAL GARDEN ROOM AND AN ADDITIONAL LOFT ROOM. PERFECTLY POSITIONED FOR ACCESS TO TRAVEL LINKS, SHOPS, WELL REGARDED SCHOOLS AND THE AWARD WINNING EAST BEACH.

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

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- Versatile semi-detached house
- Stylish lounge and additional open-plan kitchen diner
- Convenient ground-floor utility room
- Stunning bespoke bathroom with high-tec walk in shower
- Large loft room
- Easy to maintain rear garden
- Versatile cabin offering a multitude of uses
- Easy access to Shoeburyness Train Station for direct access into Central London
- Close to well regarded schools
- Easy reach of shops and amenities



RP&C Estate Agents are delighted to present to the market this elegant two-bedroom semi-detached residence, ideally positioned in the sought-after Shoeburyness area.

Internally, the property is beautifully appointed throughout, offering refined and versatile living accommodation. The ground floor comprises a striking bay-fronted lounge, an impressive open-plan kitchen/diner ideal for both entertaining and everyday living, as well as a convenient WC/utility room.

To the first floor, the property boasts two generously proportioned double bedrooms, complemented by a newly reconfigured and luxuriously finished four-piece family bathroom. A staircase provides access to a substantial loft room, offering excellent additional space and flexibility of use.

Externally, the rear garden has been thoughtfully designed for low-maintenance living, whilst still providing a private and practical outdoor retreat, further enhanced by a versatile garden cabin.

Waterloo Road enjoys an enviable position, just moments from a range of local amenities and excellent transport links. Shoeburyness and Thorpe Bay train stations are both within easy reach, offering direct services into London, making it ideal for commuters. The area is also well served by

reputable schools, attractive local parks, and the nearby award-winning Blue Flag beaches, all contributing to a highly desirable coastal lifestyle.

## Two bedroom semi-detached house

### Entrance hallway

### Lounge

### Kitchen/diner

### Utility room

### Stairs to first floor

### Bedroom one

### Bedroom two

### Four piece bathroom

### Loft room

### Rear garden

### Cabin

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## ADDITIONAL INFORMATION

**Local Authority** – Southend

**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold





THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

RP & C Estate Agents  
15 Nelson Street  
Southend On Sea  
SS1 1EF

01702 844984  
info@rpcestateagents.co.uk  
www.rpcestateagents.co.uk

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