



Ayers Cruiks  
COMMERCIAL

## For Sale

1,385.93 sq ft

The Shires, Mucking Hall  
Road, Southend-On-Sea,  
SS3 0NH

Four bedroom  
detached residential  
property with  
countryside views

- Residential freehold opportunity
- Four-bedroom house
- Detached property
- Offers from £450,000



01702 343060

[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)

# The Shires, Mucking Hall Road, Southend-On-Sea, SS3 0NH

## Summary

Price Offers from £450,000  
EPC: D (59)

## Contact & Viewings

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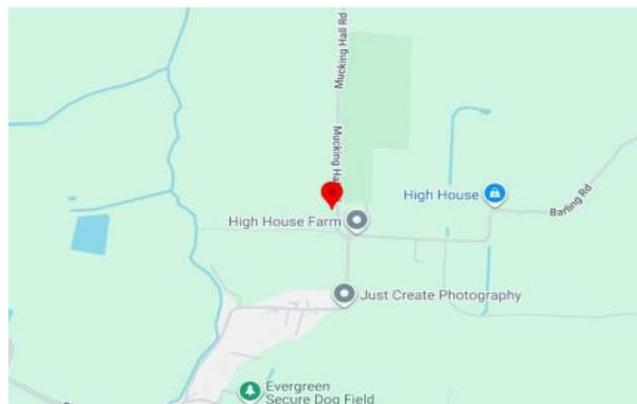
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## Description

Four-bedroom detached family home with garage and off-street parking.

### Ground Floor:

Lounge (5.84m x 4.09m)- Dual aspect with windows to side and rear aspect, fitted carpet, feature fireplace, radiator.

Dining Room (3.58m x 2.87m) - Window to the rear, laminate flooring, radiator.

Kitchen (3.58m x 3.17m) - Window to the front, range of base units with sink, hob, under counter space for fridge and freezer, inset feature oven, door to utility room.

Spare Room (2.48m x 4.24m) - Window to the side, radiator, laminate flooring.

WC - Frosted window to the side, toilet and sink, concrete flooring.

Utility Room (3.95m x 2.45m) - Range of wall and base units, stainless steel sink, door and window to rear.

Garage (5.28m x 3.38m) - Up and over door to the front, windows to the front, power and light connected.

Misrepresentation Act 1967 These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise Jan 2026.

### First Floor:

Bedroom 1 (3.26m x 2,73m) – Window to the front, radiator, fitted carpet.

Bedroom 2 (3,58m x 2.78m) – Window to the side, radiator, fitted carpet.

Bedroom 3 (4.28m x 2m) – Window to the rear, fitted carpet, radiator.

Bathroom (2.1m x 1.68m) – Frosted window to the front, laminate flooring, three-piece suite, radiator.

## Location

The Shires is located in the sought-after village of Barling Magna, around 4 miles from Southend-on-Sea. The area offers a peaceful semi-rural setting and is close to local amenities and road links to Rochford and Chelmsford.

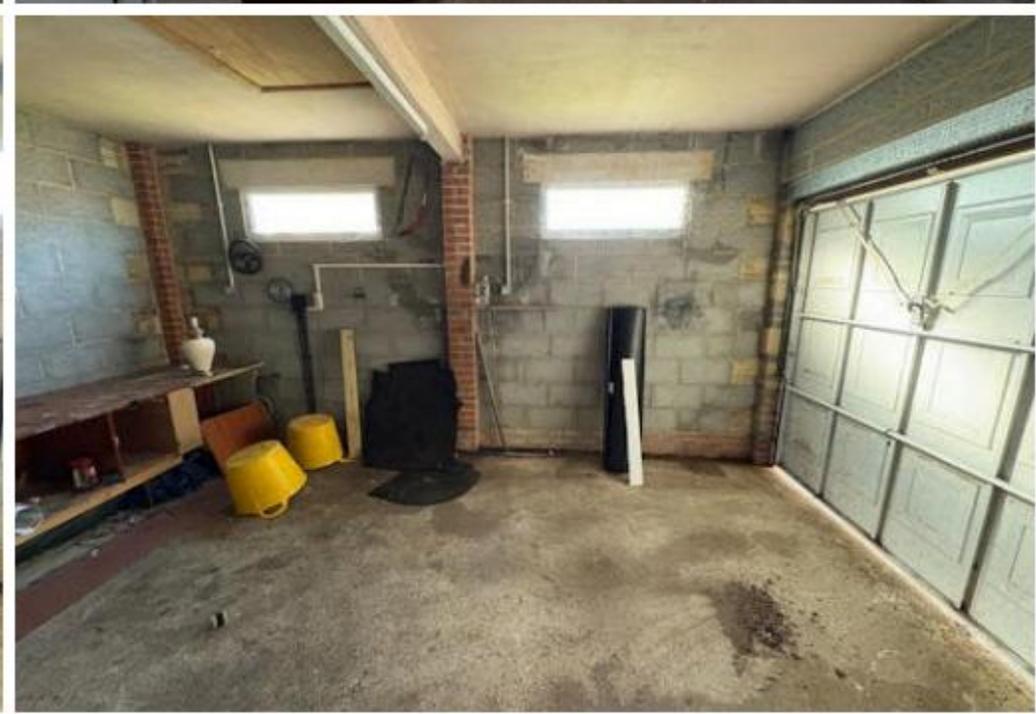
## Accommodation

Floor	SQFT	SQM
Ground	899.26	83.54
1 <sup>st</sup>	486.67	45.21
<b>Total</b>	<b>1,385.93</b>	<b>1288.75</b>

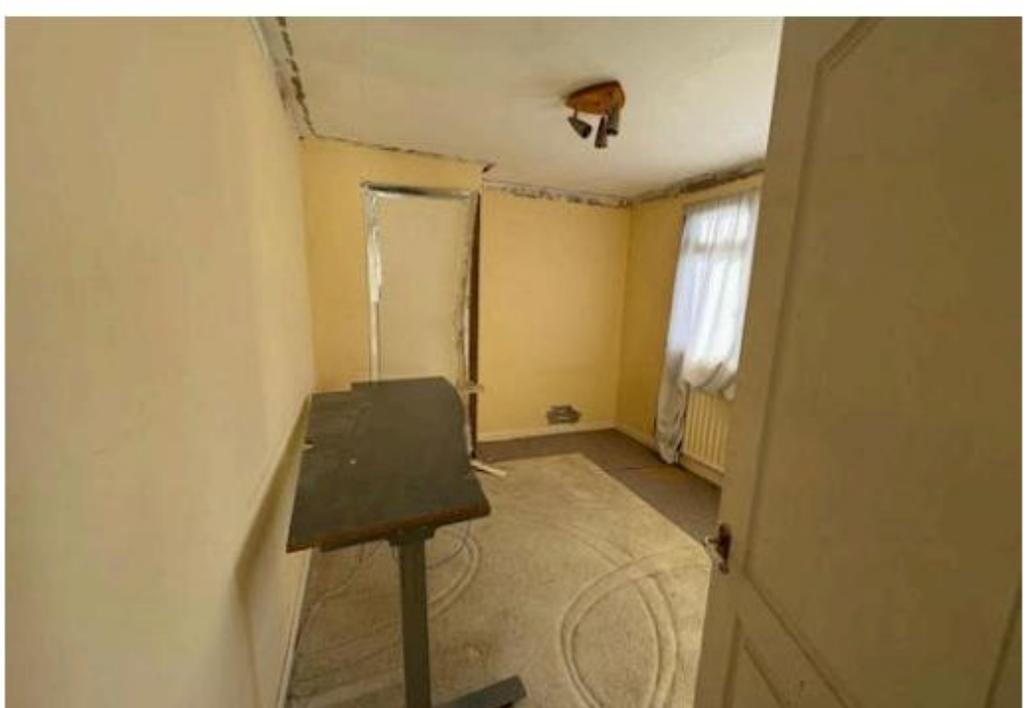
## Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.







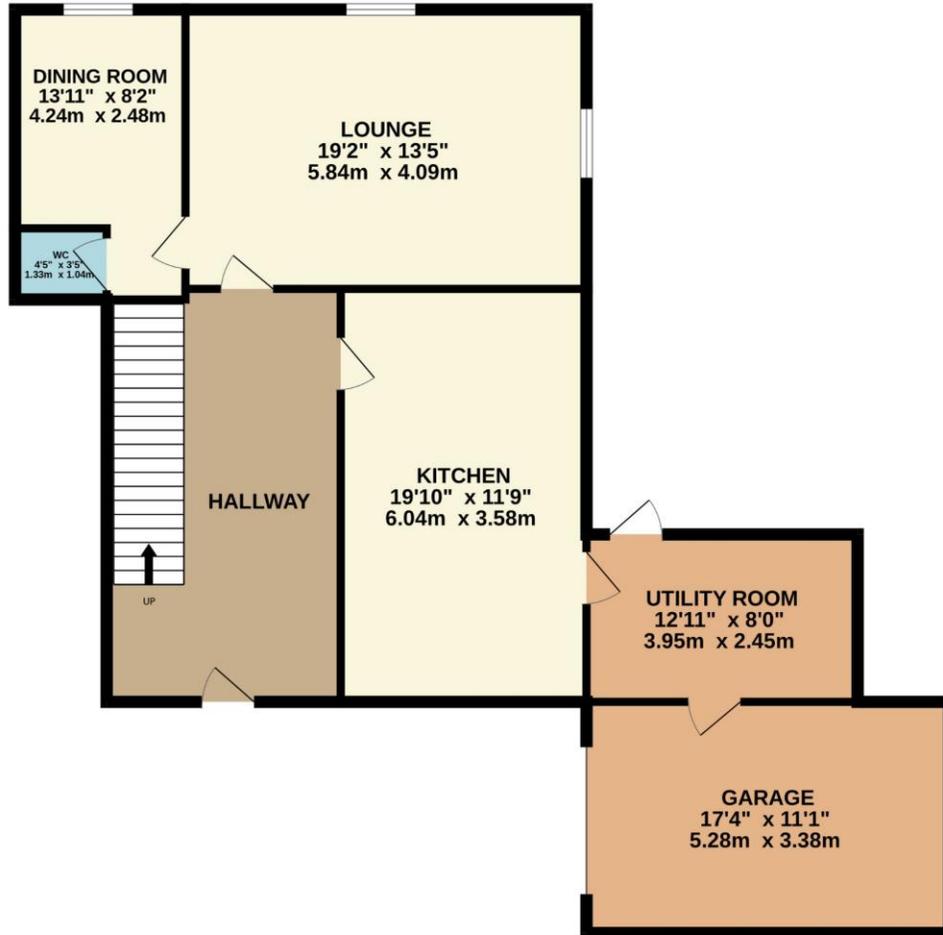




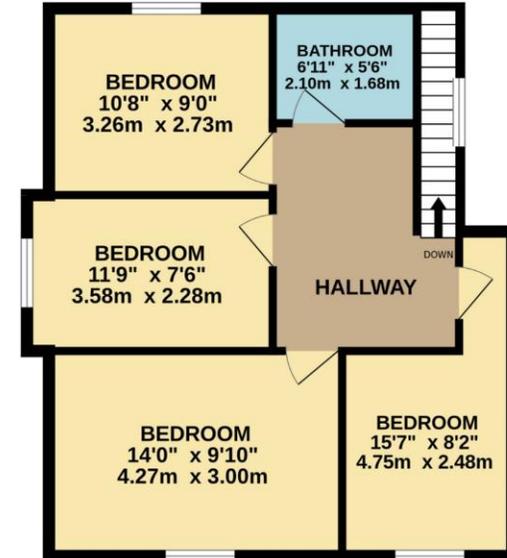




GROUND FLOOR  
899 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1385 sq.ft. (128.7 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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