



BROWN & BRAND

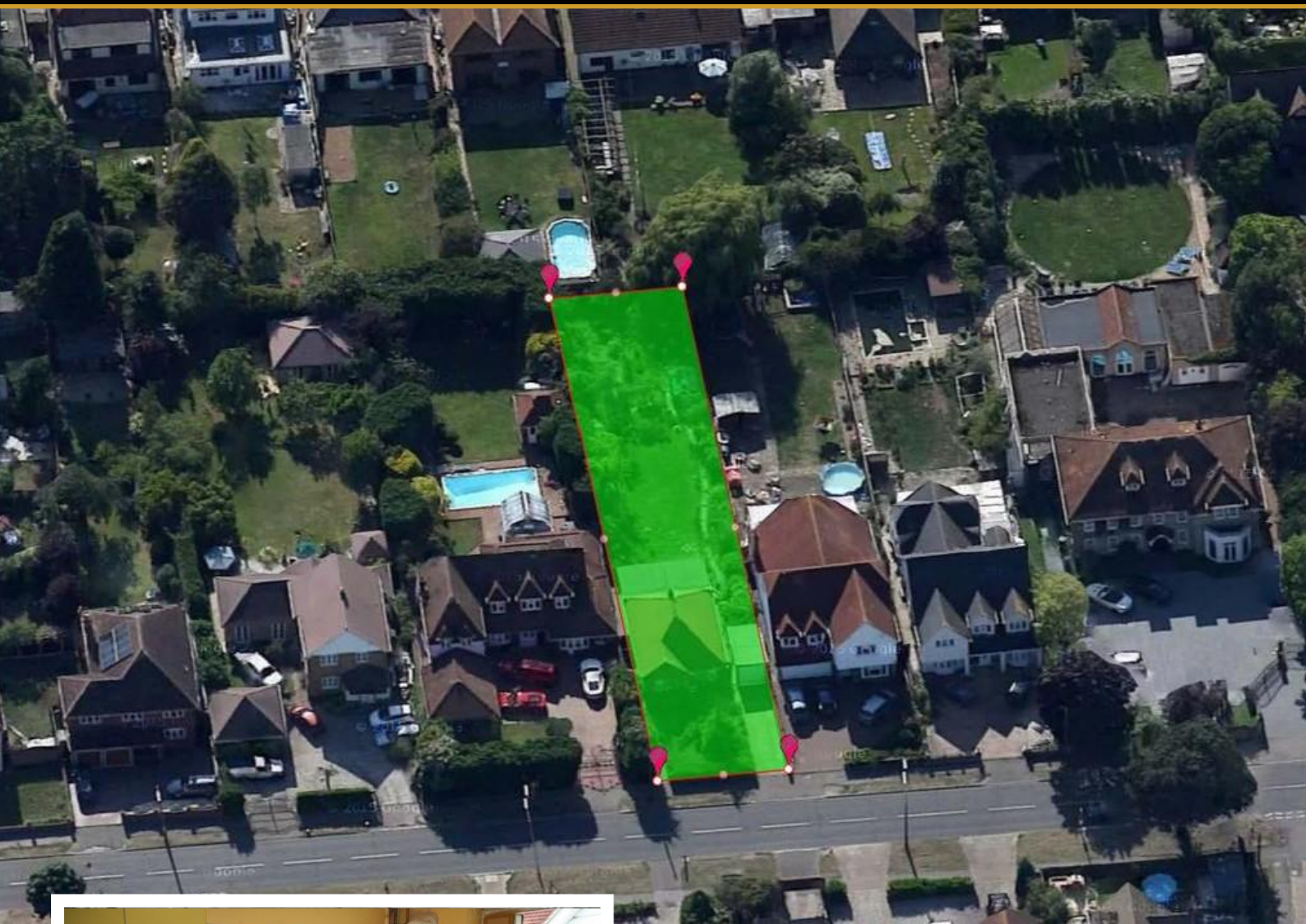
Furtherwick Road
, Canvey Island, SS8 7BL

Sale By Informal Tender

- Two Bedroom Two Reception Room Detached Bungalow
- Located Within Equal Distance of Local Amenities & Canvey Beach Front
- Situated On One of the Last Undeveloped Substantial Plots Approaching 40' x 200'
- Opportunity For Builders to Redevelop Into Substantial House (Subject to Local Authority Approval)

OPEN DAY
SATURDAY 20TH JANUARY 2018
10.00AM – 12.00PM





Property Description

One of the last original detached bungalows to set a 200 x 40ft plot and offering great scope for extension or a complete new build. This type of property rarely comes to market these days and to find one with such a sought after location is indeed remarkable. Set equidistant from both the town centre and the sea, this is indeed a lovely position on the island. The existing bungalow is a fully detached 1950's built property in need of some modernising but it would be possible to extend and create a lovely home. Alternatively, subject to planning permission, the site could be completely redeveloped and a large family home erected more in keeping with the immediately neighbouring houses. This is a wonderful opportunity for a discerning buyer and all enquiries should be directed to the selling agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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ACCOMMODATION:

Approached via a UPVC double glazed entrance door with insert two glazed panels with matching side panel giving access through to:

ENTRANCE PORCH:

Tiled flooring. Flat plastered ceiling. Wooden entrance door with insert fifteen glazed panels with matching side panel giving access through to:

ENTRANCE HALLWAY:

Carpet. Radiator. Wall mounted thermostat control. Built in airing cupboard housing water tank (not tested). Doors to all rooms. Artex ceiling with coving. Loft access.

MASTER BEDROOM:

11' 7" x 11' 3" (3.53m x 3.43m) Carpet. Radiator. UPVC double glazed window to front. Television point. Textured ceiling with coving.

BEDROOM TWO:

10' 3" x 9' 8" (3.12m x 2.95m) Carpet. Radiator. UPVC double glazed window to front. Artex ceiling.

SEPARATE WC:

Fitted with a close coupled WC. Laminate tiled flooring. Obscure UPVC double glazed window to flank. Artex ceiling.

FAMILY SHOWER ROOM:

Fitted in a 2pce suite comprising vanity wash hand basin with mixer tap above and a shower cubicle with bi-folding glass screen. Laminate flooring. Fully tiled walls. Stainless steel heated towel rail. Obscure UPVC double glazed window to flank. Four built in storage cupboards. Flat plastered ceiling with inset spotlights.

KITCHEN:

13' 7" x 10' 2" (4.14m x 3.1m) (Maximum measurement) The kitchen is fitted with both cupboard and drawer packs to ground and eye level with a contrasting square edged work surface over incorporating single bowl single drainer sink unit with mixer tap above. Space for free standing gas cooker. Space and plumbing for washing machine. Space and plumbing for dish washer. Parquet effect laminate flooring. Wall mounted boiler. Radiator. Tiled splash back. UPVC double glazed window to flank. Artex ceiling. UPVC double glazed door to giving access to rear garden.

DINING ROOM:

10' 3" x 10' 8" (3.12m x 3.25m) (Maximum measurement) Continuation of the parquet effect laminate flooring. Radiator. UPVC double glazed windows to rear and flank. Artex ceiling.

LOUNGE:

25' 7" x 11' 3" (7.8m x 3.43m) Carpet. Radiator. UPVC double glazed windows to flank and rear. Television point. Artex ceiling with coving. Two ceiling roses.

EXTERNALLY:

REAR GARDEN:

The property benefits from having a west facing rear garden which is approximately in excess of 110' (unmeasured) and is mainly laid to lawn with tree and shrub borders. Side access to either side of the bungalow. Privacy fencing. Shed. Greenhouse. Outside tap.

PARKING:

Parking is provided via an independent block paved driveway providing off road parking for two vehicles, this in turn leads to:

DETACHED GARAGE:

Power and lighting. Roller door.

FRONT GARDEN:

Laid to lawn with shrub borders and central flowerbed with retaining brick wall. Block paved path giving access to front door.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements