

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Dyke Crescent, Canvey Island, SS8 0QF



£415,000

WILLIAMS and DONOVAN - Offered with NO ONWARD CHAIN is this incredible two bedroom detached bungalow set on a generous plot measuring 95ft x 70ft. Located in a quiet, desirable area of Canvey Island and neighbouring nearby fields this spacious property has plenty to offer. Featuring a spacious lounge/diner. Two double bedrooms. Garage and off road parking. Gardens to front, rear and side aspects.

EPC: D. Our Ref: 15533

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

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Accommodation comprises:

**HALLWAY 21' 0" x 5' 9" (6.4m x 1.75m)** Enter via double glazed door. Obscured double glazed window to front aspect. Radiator. Doors to:



**LOUNGE/DINER 18' 4" x 12' 9" (5.59m x 3.89m)** Double glazed window to front aspect. Double glazed bay window to side aspect. Double glazed sliding patio doors to rear garden. Brick built fireplace. Two radiators.



**KITCHEN 12' 1" x 9' 4" (3.68m x 2.84m)** Double glazed windows to rear aspect. Range of base and eye level units. Roll edge worktops. Stainless steel one and half sink/drainer. Space for cooker. Extractor hood above. Space for washing machine and fridge/freezer. Tiled splashbacks. Built in larder cupboard. Radiator. Door to:



**REAR PORCH** Double glazed door to rear garden. Tiled floor. Loft access.

**BEDROOM ONE 14' 3" x 9' 0" (4.34m x 2.74m)** Double glazed bay window to side aspect. Fitted wardrobes. Radiator.



**BEDROOM TWO 12' 1" x 11' 9" (3.68m x 3.58m)** Double glazed bay window to front aspect. Radiator.



**BATHROOM 6' 10" x 5' 4" (2.08m x 1.63m)** Obscured double glazed window to rear aspect. Panelled bath with shower attachment. Pedestal hand wash basin. Radiator. Part tiled walls.



**SEPARATE W.C** Obscured double glazed window to side aspect. Close coupled WC. Part tiled walls.

**FRONT** Front garden that is mainly laid to lawn with shrub borders. Outside lighting.

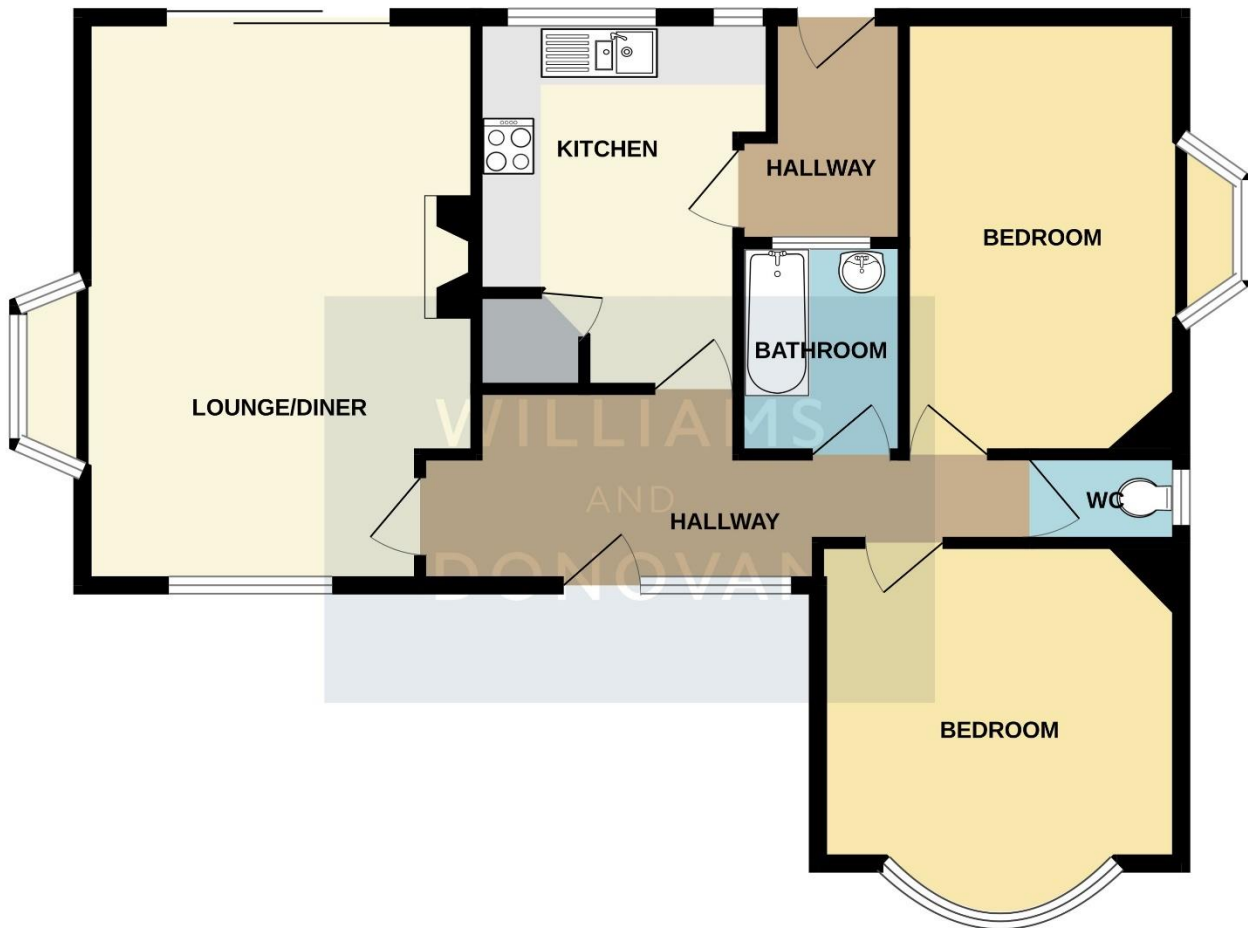
**REAR AND SIDE GARDENS** Patio area leading to laid lawn with shrub borders. Gated side access. Outside tap. Outside lighting.



**GARAGE** Double doors. Power and lighting. Space in front for parking one to two cars.



GROUND FLOOR  
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.4 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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