

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Tantelen Road, Canvey Island, SS8 9QG



GUIDE PRICE £425,000 - £450,000

Situated in a popular Canvey Island location with an attractive grass walkway area to the front, is this spacious four bedroom detached house. The property is offered with NO ONWARD CHAIN and benefits from having two reception rooms; study; kitchen with separate utility; four good sized bedrooms with ensuite to bedroom one; double garage and rear garden measuring approx. 65'.

EPC rating - D. Our ref: 15409

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

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



Tantelen Road, Canvey Island, SS8 9QG

Entrance via Concord Road leading to numbered rear access gate to carport. Further gate to garden.

Accommodation comprises:

Glazed door to PORCH. Windows to front and side aspects. Glazed wooden door to:

HALLWAY

Obscure glazed window to front aspect. Further obscure double glazed window to side aspect. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Laminate flooring. Doors to:

GROUND FLOOR CLOAKROOM

Obscure window to side aspect. Two piece suite comprising close coupled w/c and hand wash basin with storage beneath. Heated towel rail. Tiled walls. Tiled floor.

DINING ROOM 13' x 10' (3.96m x 3.05m)

Double glazed window to front aspect. Wall lighting. Radiator. Laminate floor.



LOUNGE 21' 7" x 11' 8" (6.58m x 3.56m)

Double glazed French style doors leading to REAR GARDEN. Obscure double glazed window to side aspect. Feature brick fireplace with log burner to remain. Radiator. Laminate flooring. Double opening doors to:



STUDY 10' 2" x 10' 10" (3.1m x 3.3m)

Double glazed windows to side and rear aspects. Radiator. Laminate flooring.

KITCHEN 10' x 8' 10" (3.05m x 2.69m)

Double glazed window to side aspect. Double glazed door to side. Range of base and eye level units. Roll edged working surfaces. Inset stainless steel sink drainer. Inset 5 ring gas hob with extractor fan above. Built in double electric oven. Space for dishwasher. Space for tumble dryer. Built in storage cupboard. Chrome heated towel rail. Tiled splashbacks.



UTILITY ROOM 8' x 5' 9" (2.44m x 1.75m)

Obscure window to side aspect. Range of base and eye level units. Roll edged working surfaces. Inset stainless steel sink drainer. Space for washing machine. Space for tumble dryer. Wall mounted boiler. Part tiled walls. Laminate flooring.

FIRST FLOOR LANDING

Loft access. Obscure double glazed window to side aspect. Airing cupboard housing hot water cylinder. Radiator. Laminate flooring. Doors to:

BEDROOM ONE 12' 5" x 11' 10" (3.78m x 3.61m)

Double glazed window to front aspect. Radiator. Laminate flooring. Door to:



ENSUITE 9' 5" x 5' 10" (2.87m x 1.78m)

Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and shower cubicle with mixer shower. Ornate radiator. Tiled walls. Tiled floor.



BEDROOM TWO 10' 10" plus wardrobes x 9' 10" (3.3m x 3m)

Double glazed window to front aspect. Fitted wardrobes. Radiator. Laminate flooring.



BEDROOM THREE 11' 7" x 8' 2" (3.53m x 2.49m)

Double glazed window to front aspect. Radiator.



BEDROOM FOUR 11' 10" x 8' 9" (3.61m x 2.67m)

Double glazed window to rear aspect. Radiator.

BATHROOM 6' 9" x 5' 8" (2.06m x 1.73m)

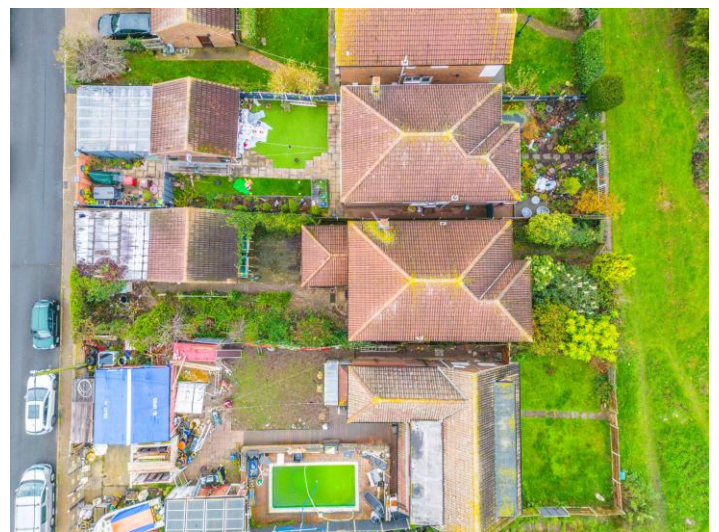
Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with shower attachment. Heated towel rail. Tiled walls. Laminate flooring.



OUTSIDE OF PROPERTY:

As previously mentioned, this property is set on an attractive grass walkway area to the front which offers a safe playing area for children, with a front garden with mature shrubs and pathway to front door. Gated side access.

The **REAR GARDEN** measures approx. 65' and commences with paved patio and decking area leading to mature shrub area. Outside tap. Exterior lighting. Door to GARAGE. Rear gate to CARPORT with space for parking two vehicles. Double gates leading to Concord Road.



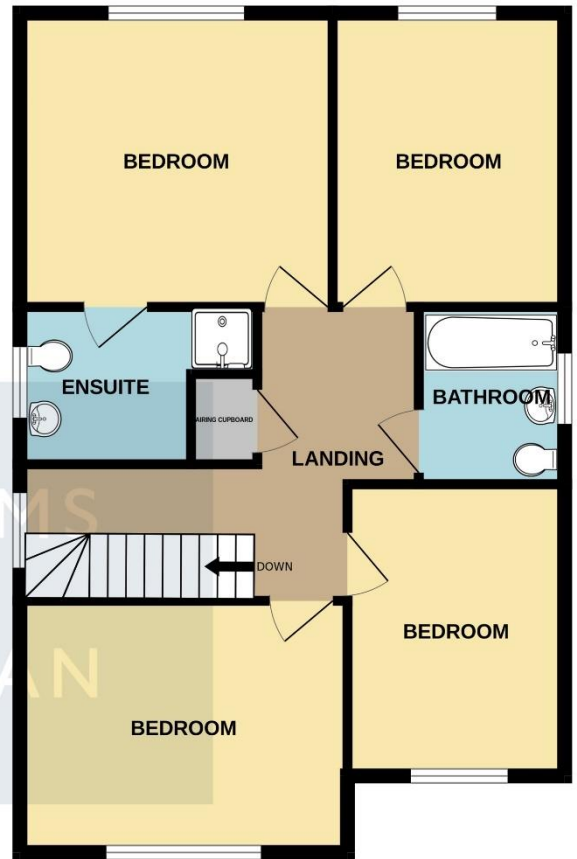
DOUBLE GARAGE 17' 1" x 15' 8" (5.21m x 4.78m)

With electric up and over door. Power and lighting. Window to front. Door to REAR GARDEN.

GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1504 sq.ft. (139.8 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.
Made with Metropix ©2023

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

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.