



Lionel Road, Canvey Island, Essex, SS8 9DE

3/4 bed detached house / £495,000 / t. 01702 555888









Welcome to this beautiful **three/four bedroom** detached residence in the ever popular Lionel Road, providing luxury, comfort and convenience for the whole family with accommodation spanning nearly 1800 square feet. Boasting spacious reception hall, two reception rooms, stunning fitted kitchen, conservatory, ground floor bedroom/playroom and ground floor w.c together with three generous size bedrooms, two bathrooms and a separate w.c to the first floor. Outside there is a beautiful south backing rear garden, double garage and ample off street parking to front via large block paved driveway. Also offering excellent scope to extend to the side (subject to the necessary consent) if so desired.

The property is situated in this highly sought after area, within strolling distance of Canvey Town Centre with an array of shops, amenities and café's whilst also having excellent local schools within easy reach. Transport links via major trunk roads, bus routes and Benfleet mainline station are also within easy access. This spacious yet versatile family home has so much to offer and we would therefore advise viewing at your earliest convenience to avoid disappointment.

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# A space to call home.



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

1771.95 ft<sup>2</sup>  
164.62 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## Highlights

- / Spacious Three/Four Bedroom Detached House
- / Two Reception Rooms
- / Stunning Fitted Kitchen
- / Conservatory
- / Ground Floor Bedroom/Playroom/Study
- / Ground Floor W.C
- / Three Generous Size Bedrooms To First Floor
- / Bathroom & Shower Room
- / Separate W.C
- / Good Size South Backing Garden
- / Double Garage
- / Extensive Off Street Parking To Front
- / Sought After Turning Within Canvey
- / Gas Central Heating Via Combination Boiler
- / Upvc Double Glazing Throughout
- / Excellent Scope To Extend (subject to consent)

Upvc double glazed entrance door to:

**Entrance Hall** \ Laminate flooring, upvc double glazed window to side, smooth plastered ceiling with inset spotlights, doors leading to ground floor w.c and reception hall.

**Reception Hall 11'8 x 9'8 Plus Recess** \ Laminate flooring, radiator, power points, understairs storage cupboard, carpeted stairs with timber balustrade leading to first floor, smooth plastered and coved ceiling, doors to accommodation off.

**Lounge 18'11 x 12'1** \ Two sets of upvc double glazed french doors to rear providing access to garden, laminate flooring, radiator, smooth plastered and coved ceiling with inset spotlights, power points, T.V point, feature fireplace housing gas log effect fire, door leading to:

**Dining Room 12'1 x 9'10** \ Laminate flooring, underfloor heating, radiator, power points, smooth plastered and coved ceiling, upvc double glazed french doors leading to conservatory and doorway to and from kitchen.

**Kitchen 11'10 x 11'6** \ Stunning fitted kitchen comprising double bowl sink and drainer unit with extendable swan neck mixer tap inset into range of attractive square edge worktops with cupboards and drawers beneath and matching eye level units, integrated dishwasher, integrated double oven, inset four ring induction hob with extractor over, space for American style fridge/freezer, cupboard housing combi boiler, tiled splashbacks, underfloor heating, smooth plastered ceiling with inset spotlights, upvc double glazed window to front, upvc obscure double glazed door to side leading to garden, laminate flooring.

**Conservatory 13'6 x 8'4** \ Tiled flooring, power points, upvc double glazed windows to sides and rear, upvc double glazed french doors leading to garden.









**Ground Floor Bedroom Four/Playroom/Study 14'8 x 8'1 Plus Recess** \ A versatile room having upvc double glazed window to rear, fitted carpet, power points, radiator, smooth plastered and coved ceiling.

**Ground Floor W.C** \ Two piece suite comprising low flush w.c, pedestal wash basin, heated towel radiator, upvc obscure double glazed window to front, half tiled to walls, smooth plastered and coved ceiling with inset spotlights, laminate flooring.

**Landing** \ Upvc double glazed window to front, fitted carpet, radiator, power points, smooth plastered and coved ceiling, loft access hatch, airing cupboard housing shelving, doors to accommodation off.

**Bedroom One 14'9 x 11'9** \ Upvc double glazed window to rear, fitted carpet, power points, radiator, T.V point, smooth plastered and coved ceiling.

**Bedroom Two 14' x 9'** \ Upvc double glazed window to rear, fitted carpet, radiator, power points, smooth plastered and coved ceiling, mirror fronted fitted wardrobes.

**Bedroom Three 12'5 x 8'5** \ Upvc double glazed window to front, smooth plastered and coved ceiling, fitted carpet, radiator, power points.

**Shower Room** \ Three piece suite comprising large shower cubicle with shower over, push button w.c, vanity wash basin with chrome mixer tap and storage below, upvc obscure double glazed window to side, smooth plastered and coved ceiling with inset spotlights, heated towel radiator.

**Bathroom** \ Two piece suite comprising panelled bath with separate handheld attachment, vanity wash basin with storage below, tiled walls, radiator, tiled flooring, upvc obscure double glazed window to front, smooth plastered and coved ceiling.





**Separate W.C** \ Two piece suite comprising push button w.c, vanity wash basin with chrome mixer tap and storage below, upvc obscure double glazed window to side, laminate flooring, smooth plastered and coved ceiling.

**Rear Garden** \ The property benefits form this beautiful south facing rear garden. Commencing with large expanse of patio with pergola providing excellent outside seating/entertaining facility whilst the remainder is mainly laid to established lawn, pathway leading to far rear, well stocked flowerbeds, screen panelled fencing to borders, outside lighting, outside power points, outside tap, side access to front via gates to both sideways, two timber sheds.

**Double Garage 16'5 x 15'3** \ Twin up and over doors to front, personal door to and from hallway, power and light connected, space and plumbing for washing machine, loft hatch providing overhead storage.

**Front Garden** \ Large block paved driveway providing ample off street parking with retaining brick wall to front, outside lighting.

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