

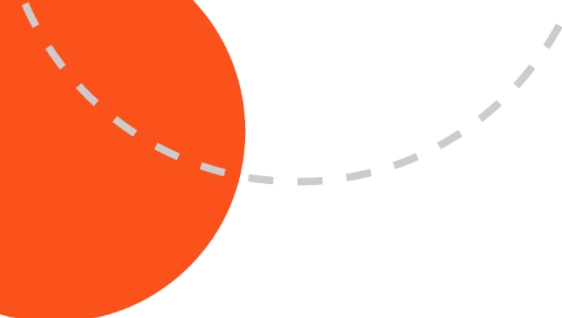


14 Lottem Road, Canvey Island, Essex SS8 7HX

Four Bedroom Detached House / Guide Price: £420,000 to £430,000 / Tel: 01702 207720

amos





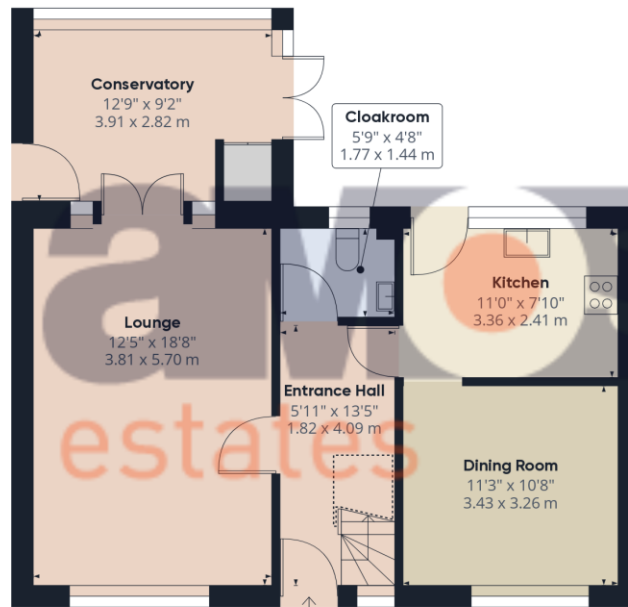
Well decorated **four bedroom** detached family house which delivers, bright well-maintained living space including a welcoming entrance hall with a recently installed glass panel staircase surround, through lounge which opens into a double-glazed conservatory, useful ground floor cloakroom, a white high gloss kitchen with quartz floor tiles and separate dining room. Upstairs you will find good-sized bedrooms and a stylish four-piece bathroom suite. Outside the property has a sunny, west-facing garden with a summerhouse and artificial lawn to the rear and plenty of parking and a garage to the front.

Location-wise the property is within a few minutes' walk of the beach and the outdoor gym at Kismet Park. The shops at Furtherwick Road and both Leigh Beck and Castle View School are also within easy access. We anticipate lots of interest in this sale so please watch our **360' virtual tour** and make an immediate appointment to view inside.

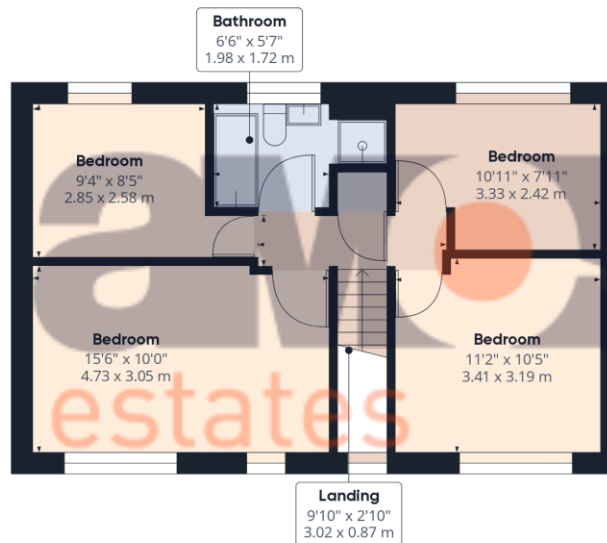
Find us on

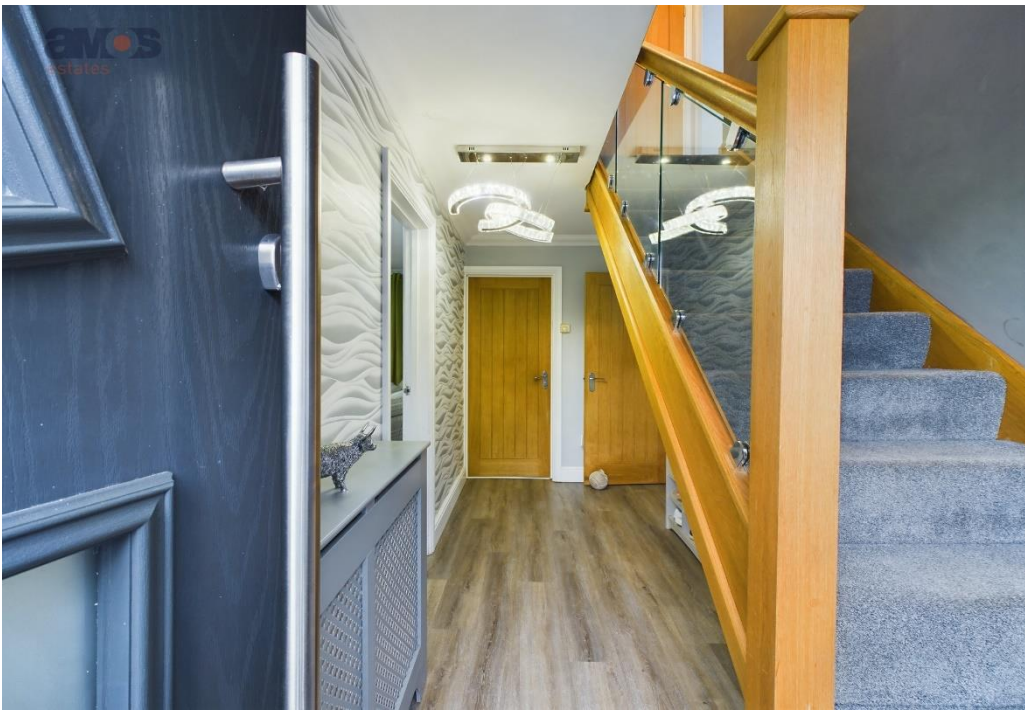


**A space to
call home.**



Floor 0





Highlights

- / Detached Family House
- / Through Lounge into Conservatory
- / High Gloss Kitchen with Quartz Tiles
- / Separate Dining Room
- / Ground Floor Cloakroom
- / Bathroom Suite with Bath & Shower
- / Four Bedrooms
- / Great Location Near to Beach
- / EPC D



Composite entrance door leading to:

Entrance Hall /

13'5 x 5'11

Fitted bristle mat, wood style floor covering, double glazed window, wood staircase with glass panels, coved and plastered ceiling, power point, radiator, wood doors off:

Ground Floor Cloakroom /

5'9 x 4'8

White suite comprising of pedestal wash hand basin and toilet, storage cupboard housing wall mounted boiler, double glazed window, plastered ceiling, tiled floor.

Lounge /

18'8 x 12'5

Double glazed window to front aspect, wood style floor covering, two radiators, power points, coved and plastered ceiling, double glazed doors leading onto:

Conservatory /

12'9 x 9'2

Double-glazed windows overlooking the rear garden and double doors leading onto the patio, storage cupboard, radiator, tiled floor, two wall light points, door to the garage, and power points.

Dining Room /

11'3 x 10'8

Double glazed window to front aspect, wood floor covering, power points, radiator, coved and plastered ceiling.





Kitchen /

11'0 x 7'10

Fitted at both eye and base level in a range of white high gloss units with wood effect work surface over, appliance space for washing machine and freestanding refrigerator, range cooker, inset sink unit with flexible tap and drainer, wall mounted extractor fan, tiled work areas, power points, under cabinet lighting, quartz floor tiles, double glazed window to rear aspect and adjacent double-glazed door, radiator.

Landing /

9'10 x 2'10

Double-glazed window to front aspect, fitted carpet, airing cupboard, coved and plastered ceiling, wood doors leading off:

Bedroom One /

15'6 x 10'0

Two double-glazed windows to front aspect, fitted carpet, radiator, coved and plastered ceiling, power points.

Bedroom Two /

11'2 x 10'5

Double-glazed window to front aspect, wood floor covering, power points, radiator, coved and plastered ceiling.

Bedroom Three /

10'11 x 7'11

Double glazed window to rear aspect, radiator, fitted carpet, coved and plastered ceiling, power points.

Bedroom Four /

9'4 x 8'5

Double glazed window to rear aspect, fitted carpet, coved and plastered ceiling, power points, radiator.



Bathroom /

6'6x 5'7

White suite comprising of toilet with dual flush, vanity unit with sink top and mixer tap, freestanding bath with mixer tap and handheld shower attachment and tiled cubicle and integrated rain cloud shower with body jets, coved and plastered ceiling, tiled floor and walls, double glazed window, ornate radiator, extractor fan.

Front Garden /

Block paved driveway providing plenty of parking space, outside light, side access to rear garden, access to:

Garage /

With up'n'over door, power and light fitted.

West Facing Rear Garden /

Sun patio to the immediate rear of the property, outside power points, water tap, wrought iron fenced garden area, which is perfect for dog owners, shingle area, artificial lawn, secure fenced boundaries, garden lighting, access to summerhouse with power and light fitted.

Agents Note /

One of the owners of this property is a Director of Amos Services Hadleigh Ltd t/a Amos Estates, the selling agent.

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

