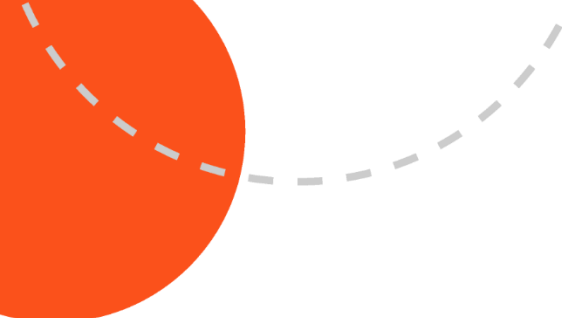




54 Hellendoorn Road, Canvey Island, Essex, SS8 7JA  
Two Bedroom Detached Home / Guide Price: £350,000 - £375,000 / Tel: 01702 207720

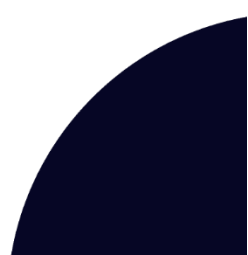




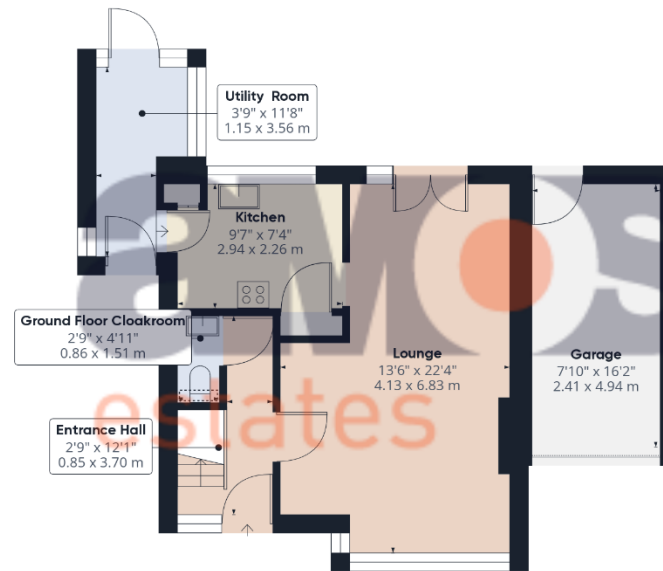
If you do like to be beside the seaside then this well decorated two bedroom is the perfect home for you! The property is a short walk from the seafront and award-winning beach and delivers spacious rooms to include a lounge/dining room with bay window, fitted kitchen, useful utility room and a cloakroom then upstairs **two double bedrooms** and a family bathroom. The rear garden is well presented and the property benefits from a driveway and garage.

Location wise in addition to the beach the shopping centre, local schools including Leigh Beck, Castle View and Lubbins are all close to hand as is the outdoor gym and green space at Kismet Park. We have produced a **360' virtual tour** of the property to give you a flavour of this fabulous property before making an appointment to visit in person.

Find us on



**A space to  
call home.**



Floor 0



Floor 1



## Highlights

- / Attractive Detached House
- / Spacious Lounge & Dining Room
- / Fitted Kitchen & Utility Room
- / Ground Floor Cloakroom
- / Two Double Bedrooms
- / Family Bathroom
- / Landscaped Rear Garden
- / Driveway and Garage
- / Short Walk to Schools, Shops & Seafront
- / EPC - D



Double glazed entrance door leading to:

### Entrance Hall /

Double glazed window to front aspect, staircase to first floor with fitted carpet and white wood balustrade, wood floor covering, radiator, power points, coved ceiling with spotlights, understairs storage cupboard, white wood doors leading to rooms.

### Lounge & Dining Room /

22'4 x 13'6

Double glazed bay window to front aspect, wood floor covering, coved ceiling, power points, feature fire surround with fitted fire, three radiators, double glazed doors with adjacent strip windows leading into and overlooking the rear garden.

### Kitchen /

9'7 x 7'4

Fitted at both eye and base level with working surface over, inset sink unit with mixer tap, appliance space for washing machine and dishwasher, space for freestanding cooker, wall mounted extractor fan, storage cupboard, wall mounted boiler, coved ceiling with spotlights, double glazed window to rear aspect, floor covering, tiled work areas, power points, pantry unit, double glazed door leading to:

### Utility Room /

11'8 x 3'9

Fitted work surface with appliance space for washing machine and fridge/freezer, wall mounted electric heater, doors and windows to rear and front aspects, floor covering, power points.





## Ground Floor Cloakroom /

4'11 x 2'9

White suite comprising of toilet and vanity unit with sink top and mixer tap, chrome towel radiator, wood floor covering, double glazed window.

## Landing /

6'8 x 3'4

Double glazed window to side aspect, coved ceiling and loft access, fitted carpet,

## Bathroom /

6'9 x 5'6

White suite comprising of toilet, pedestal wash hand basin and bath with mixer tap and hand held shower attachment, tiled walls and floor, chrome towel radiator, double glazed window, coved ceiling with spotlights,

## Bedroom One /

14'4 x 10'6

Double glazed window to front aspect, radiator, power points, fitted wardrobe units, fitted carpet, power points, coved ceiling.

## Bedroom Two /

10'7 x 9'4

Double glazed window to front aspect, fitted carpet, coved ceiling, power points, radiator, fitted wardrobe units.











### **Front Garden /**

Block paved pathway, outside light, brick wall, lawn area, wrought iron gate, driveway leading to:

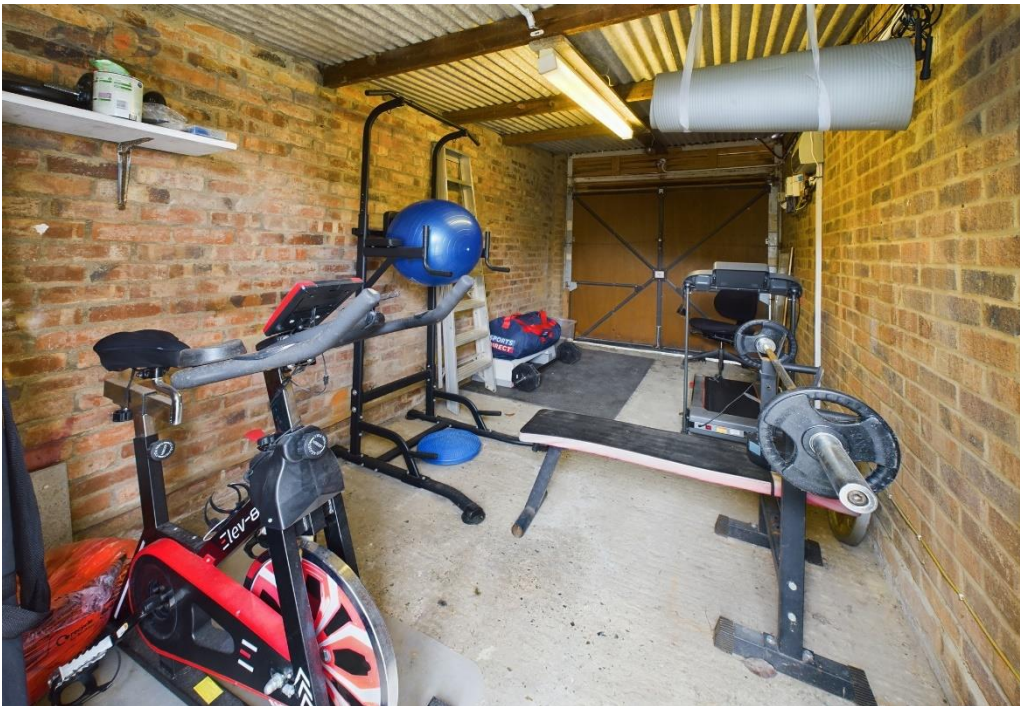
### **Garage /**

**16'2 x 7'10**

Garage door and door to garden, power points, fluorescent light strip.

### **Rear Garden /**

Sun patio to the immediate rear, water tap, garden lighting, detached summerhouse, secure fenced boundaries, lawn area, raised borders with mature planting.



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.