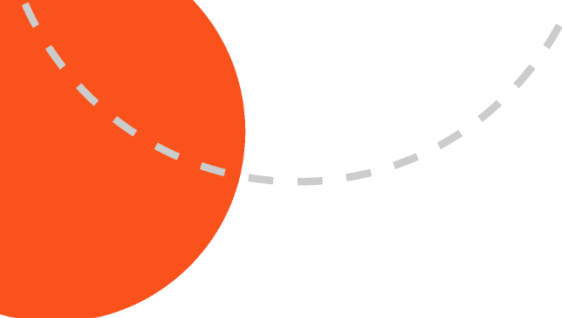




1 Village Green, Canewdon, Essex, SS4 3QF

Extended Four Bedroom Detached House / Guide Price: £475,000 - £500,000 / Tel: 01702 207720



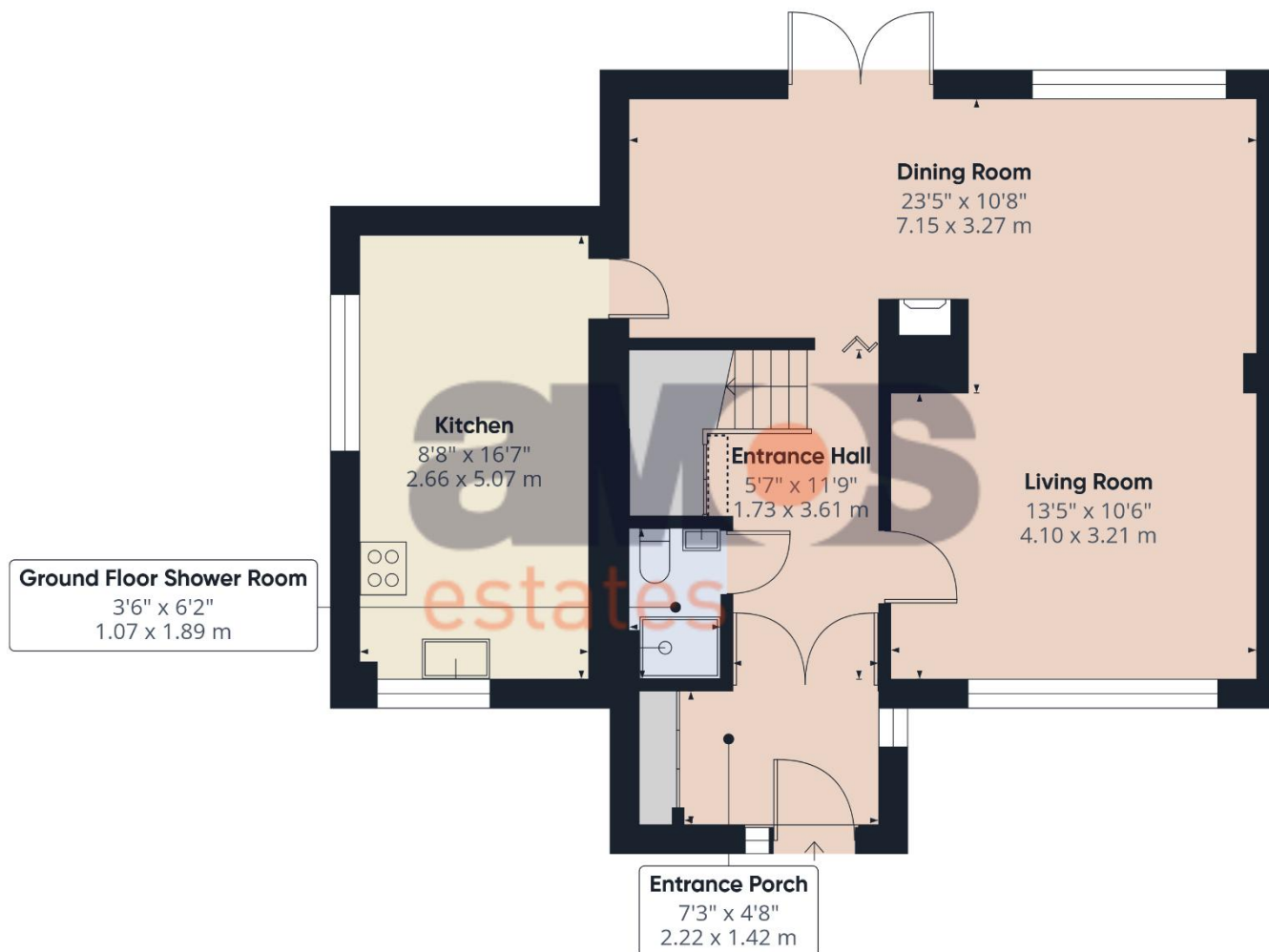


This spacious and well-presented **four-bedroom** detached home offers generous living accommodation, ideal for families. Upon entering the property, you are welcomed by an entrance porch that leads into a bright and inviting entrance hall. The open-plan lounge and dining area provides a versatile living space, leading through to a fitted kitchen, perfect for both everyday use and entertaining. The ground floor also benefits from a three-piece shower room, offering added convenience. Upstairs, you will find four bedrooms and a three-piece family bathroom. Externally, the home features a well-maintained and generously sized rear garden, ideal for outdoor entertaining. A driveway is located to the side of the property, providing off-road parking. The property also overlooks attractive greenery, offering a pleasant and peaceful outlook.

Situated in the historic and semi-rural village of Canewdon, this property offers easy access to scenic countryside walks while remaining close to local amenities. Be sure to explore the **360° Virtual Tour** for an instant online viewing experience.

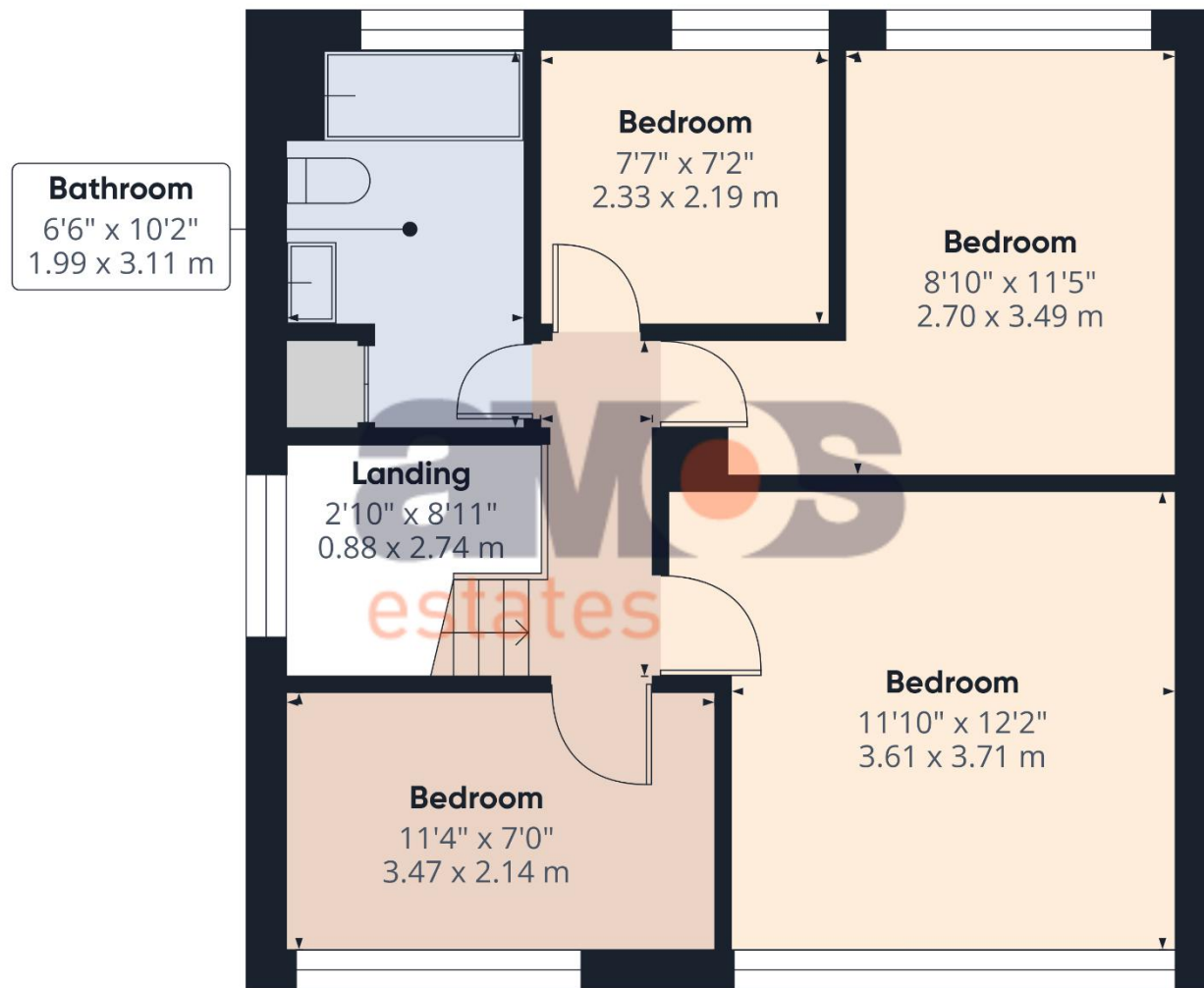
Find us on





First Floor

**A space to
call home.**



Floor 1



Property Information

- / Extended Detached Family Home
- / Four Bedrooms
- / Ground Floor Shower Room & Family Bathroom
- / Two Reception Rooms
- / Driveway Providing Parking
- / Solar Panels
- / EPC Rating: C (Potential for a B)
- / Council Tax Band: D
- / 1164 Sq. Ft in Size
- / 360' Virtual Tour Available



Entrance Porch /

7'3 x 4'8

Double glazed window to side aspect, tiled flooring, plastered ceiling, built in sliding mirrored storage cupboards, further door to:

Entrance Hall /

11'9 x 5'7

Plastered and coved ceiling, wood effect floor covering, staircase to first floor living accommodation with fitted carpet and wood balustrade, understairs storage cupboard, power points, doors leading off:

Ground Floor Shower Room /

6'2 x 3'6

Three-piece suite comprising of vanity unit with sink top and mixer tap, safety glass shower cubicle, low level w/c, plastered and coved ceiling, tiled flooring and tiled walls.



Open Plan Living Room & Diner /

Living Room /

13'5 x 10'6

Double glazed window to front, plastered and coved ceiling, wood effect floor covering, feature fireplace, radiator, power points, open access to:

Diner /

23'5 x 10'8

Double glazed window to rear aspect, double glazed patio doors to rear garden, wood effect floor covering, plastered and coved ceiling, two radiators, power points, bifold door to hallway, door leading to:





Kitchen /

16'7 x 8'8

Fitted at both eye and base level in a range of wood roll units with working surface over, integrated electric hob with extractor fan above and integrated oven, integrated dishwasher, space for fridge/freezer, 1.5 stainless steel sink unit with mixer tap and drainer, double glazed windows to side and rear aspect, plastered and coved ceiling, tiled flooring and part tiled walls, power points.

Galleried Landing /

8'11 x 2'10

Double glazed window to side aspect, plastered and coved ceiling, fitted carpet, wood balustrade, radiator, doors leading off:

Bedroom One /

12'1 x 11'10

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

Bedroom Two /

11'5 x 8'10

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

Bedroom Three /

11'4 x 7'0

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

Bedroom Four /

7'7 x 7'2

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





Bathroom /

10'2 x 6'6

Three-piece suite comprising of integrated bath with mixer tap and fitted shower unit, vanity unit with sink top and mixer tap, low level w/c, double glazed window to rear aspect, plastered and coved ceiling, tiled flooring and part tiled walls, storage cupboard, loft access, chrome heated towel rail.

Rear Garden /

Sun patio to immediate rear with remaining garden being laid to lawn, mature planting and shrubs, secure fence boundaries, wooden shed water tap.

Front Garden /

Block paved driveway to the side of the property providing parking for vehicles, side gate providing access to rear garden, laid to lawn areas to the front of the property with block paved pathway to entrance.

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.



