



GUIDE PRICE £450,000 - £500,000 \* RENOVATED INTERIORS \* PARKING FOR THREE \* NO ONWARD CHAIN \* DETACHED WITH STYLISH GARDEN \* LARGE FLOORPLAN \* FOUR GREAT-SIZED BEDROOMS \* This huge four bedroom detached family home offers renovated interiors, with a stylish kitchen family area to the rear of the property and a characterful bay-fronted lounge. There is a downstairs w/c, a landscaped garden and parking for three on the front driveway. While upstairs, you will find four great-sized bedrooms and a modern three-piece family bathroom. The property is located on a quiet road nearby amenities and bus links and resides within the Castle View School catchment area. Benfleet Station for commuters is a short drive away and the property is offered with no onward chain.

- Detached family home
- Renovated interiors
- Bay-fronted characterful lounge
- Downstairs W/C
- Ample parking
- Four bright bedrooms
- Large kitchen-diner
- Log burning stove
- Three-piece family bathroom
- Landscaped garden

## Labworth Road

Canvey Island

**£450,000**

Price Guide



# Labworth Road



## Frontage

Parking on a landscape driveway for up to 3 vehicles plus an additional space in the integral garage, electric car charging port, gated side access through to garden, composite and double glazed front door leading to:

## Entrance Hallway

14'0" x 7'4"

UPVC double glazed obscured window to side aspect, carpeted staircase rising to first floor landing with storage cupboard underneath, access to WC, radiator, coving, skirting and wood effect lino flooring.

## Front Lounge

16'1" x 14'3"

UPVC double glazed bay fronted window with bespoke shutter blinds as well as a UPVC double glazed side window with bespoke shutter blinds, double radiator, opening through to kitchen diner, coving, skirting and wood effect lino flooring.

## Kitchen Diner

26'6" > 8'2" x 17'0" > 1030'2"

Two sets of UPVC double glazed French doors for direct garden access both with built-in blinds and two UPVC double glazed windows with bespoke shutter blinds both to side aspect, shaker style kitchen units both wall mounted and base level comprising; four burner gas hob with hidden extractor and an integrated oven, 1.5 ceramic sink with drainer and mixer tap, integrated bin cupboard, integrated washing machine, wood effect laminate worktops, spotlighting, coving, skirting and a mixture of tiled and lino flooring. Dining area has lock burning stove and a tiled feature wall.

## Downstairs WC

7'4" x 2'10"

Units with wash basin and chrome mixer tap, low level WC, spotlighting, fully tiled walls and floor.

## First Floor Landing

UPVC double glazed side window with bespoke



shutter blinds, airing cupboard, coving, skirting, lino flooring and doors to all rooms.

## Bedroom One

13'1" x 10'9"

UPVC double glazed window to front aspect with bespoke shutter blinds, radiator, coving, skirting and wood effect laminate flooring.

## Bedroom Two

12'9" x 8'11"

UPVC double glazed window to rear aspect with bespoke shutter blinds, radiator with decorative wooden cover, skirting and carpet.

## Bedroom Three

13'1" > 10'0" x 6'1"

UPVC double glazed window to front aspect with bespoke shutter blinds, built in wardrobe, radiator with decorative wooden cover, skirting and carpet.

## Bedroom Four

9'3" > 6'3" x 7'10"

UPVC double glazed window to rear aspect with bespoke shutter blinds, radiator, skirting and carpet.

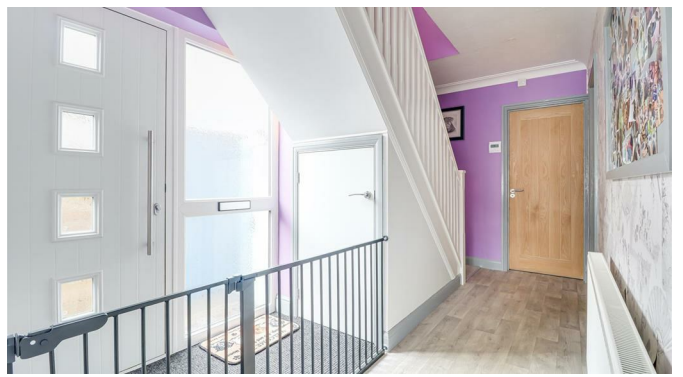
## 3pc Family Bathroom

10'10" x 5'5"

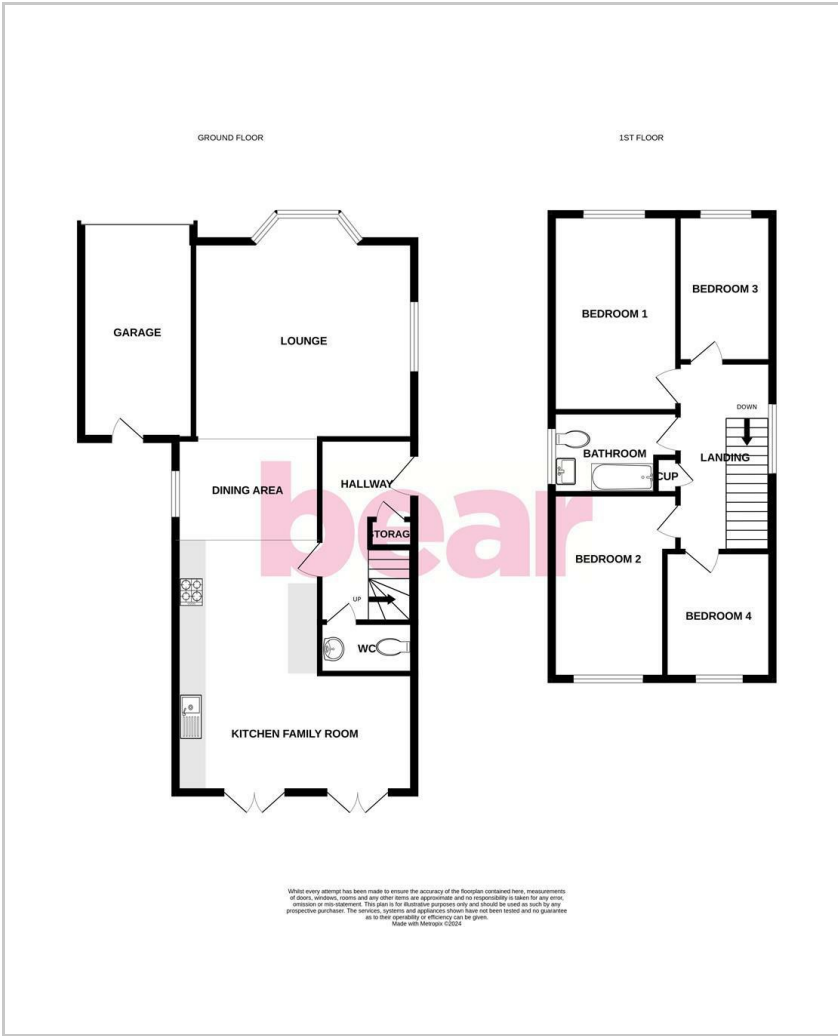
Obscure UPVC double glazed window to side aspect with bespoke shutter blinds, bath with drencher head and secondary shower attachment, vanity unit with wash basin and chrome mixer tap, low level WC, chrome towel radiator, fully tiled walls and lino flooring.

## Rear Garden

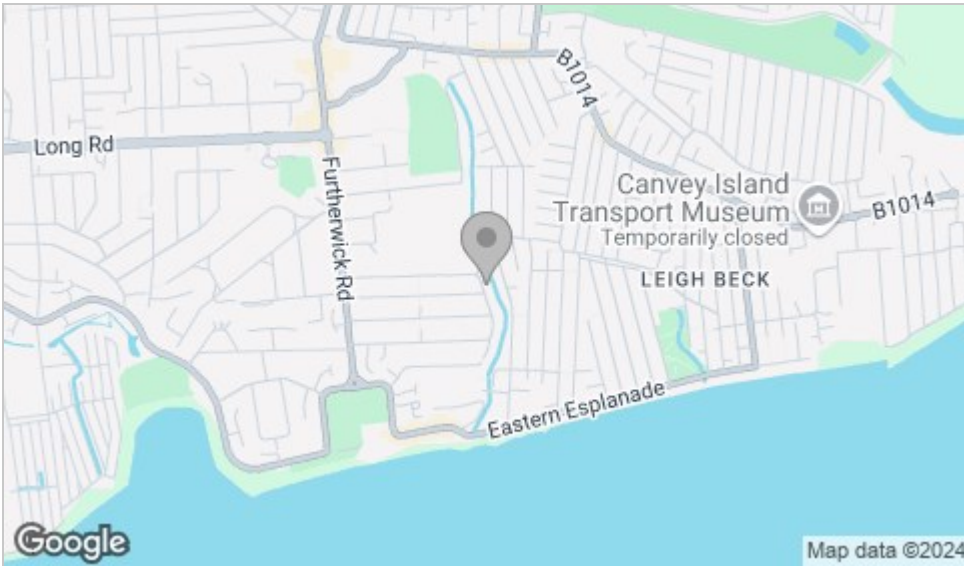
Commences with a composite decked seating area covered by a substantial metal pergola with integral blinds which then leads down to a paved garden incorporating side access, access to garage, a wildflower garden, fencing and outside power sockets.



# Floor Plan



# Area Map



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	