



* £200,000- £240,000 * Positioned on the charming Tilburg Road in Canvey Island, this delightful fully detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient living space. Boasting one well-proportioned bedroom and a spacious reception room, this property is ideal for individuals or couples looking for a peaceful retreat. The bungalow is set within a generous wrap-around garden, providing ample outdoor space for relaxation and gardening enthusiasts alike. The driveway accommodates one large vehicle, with the potential to create additional parking if desired. This feature is particularly advantageous in a location where convenience is key. One of the standout aspects of this property is the potential for extension to the side, subject to planning permission. This offers the opportunity to personalise and expand the living space to suit your needs, making it a fantastic investment for the future. Situated in a popular area, the bungalow is conveniently close to local shops and bus routes, ensuring that all essential amenities are within easy reach. Furthermore, with no onward chain, this property allows for a hassle-free move, making it an attractive option for those looking to settle in before the anticipated stamp duty increases in April 2025.

- Fully detached bungalow
- Driveway for one vehicle with potential to create further parking
- Potential to extend to the side S.T.P
- Short distance to local shops and bus routes
- Convenient access on and off the island
- One double bedroom
- Generously sized garden
- Entrance porch
- Canvey Highstreet close by
- No onward chain

Tilburg Road

Canvey Island

£200,000

Price Guide



Tilburg Road



Frontage

Front garden area, concrete base with parking for one vehicle, side access to the garden, access to:

Entrance Porch

3'10" x 2'11"

UPVC obscured double glazed window to the front, obscured double glazed windows to the side, pendant light, laminate flooring, door to:

Bathroom

6'0" x 5'6"

Obscured double glazed window to the side, low-level w/c, paneled bath, pedestal wash basin, part tiled walls, laminate flooring, radiator.

Lounge

14'0" x 9'7"

Double glazed windows to the front, two radiators, laminate flooring, door to:

Bedroom

10'7" > 8'7" x 8'10"

Double glazed windows to the rear, loft hatch, radiator, carpet.

Kitchen

9'9" x 8'7"

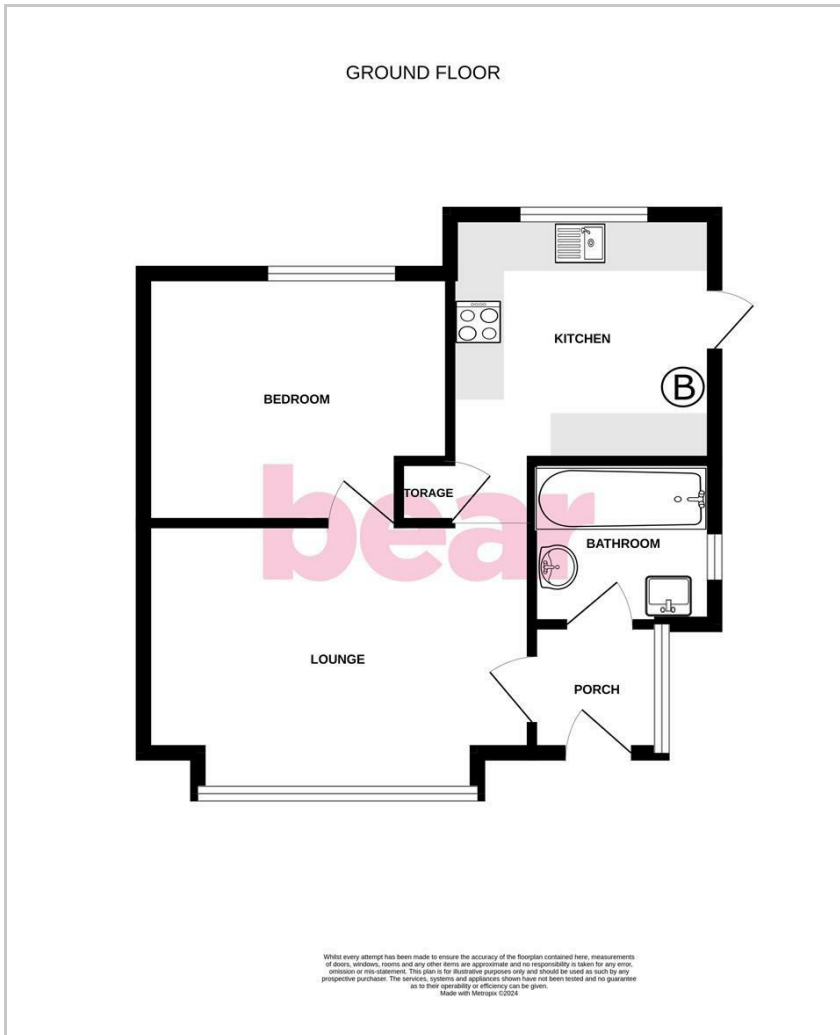
Double glazed window to the rear overlooking the garden, aluminium double glazed door to the side leading out to the garden, cupboard housing the utility meters, Worcester wall mounted boiler, kitchen comprising wall and base level units with a roll edge laminate worktop, space for a cooker, stainless steel sink and drainer, space for a washing machine, space for a fridge freezer, storage cupboard, laminate flooring.

Rear Garden

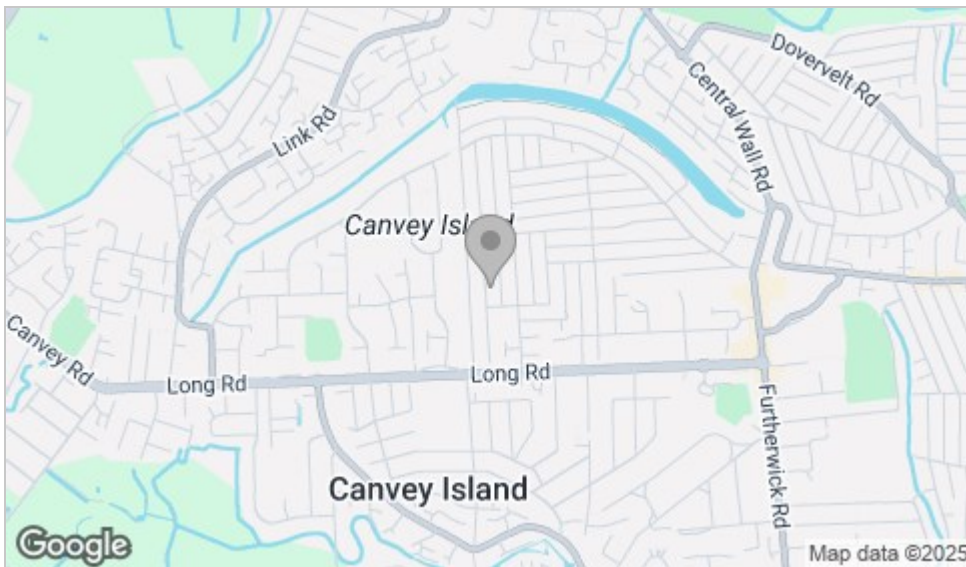
Mainly laid to lawn with flower and shrub borders, side access to the front driveway.



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

