



\* £400,000- £450,000 \* Positioned on Tilburg Road, this imposing detached family home offers a perfect blend of space and comfort. With a large driveway, there is ample parking for multiple vehicles, making it ideal for families or those who enjoy entertaining guests. The property boasts four to five well-proportioned bedrooms, providing plenty of room for family living or accommodating guests. The flexible layout includes one to two reception rooms, allowing for versatile use of space, whether you prefer a formal sitting area or a casual family room. An attached garage, which can also serve as a gym, adds to the convenience and functionality of this splendid home. At the heart of the house is an impressive kitchen diner that opens directly onto the rear garden, creating a seamless flow between indoor and outdoor living. This space is perfect for family meals or hosting gatherings, with the west facing garden providing a lovely backdrop for summer barbecues and outdoor activities. The generous 19'3 dual aspect lounge is a standout feature, flooded with natural light and offering a welcoming atmosphere for relaxation. Located within walking distance to Canvey High Street, residents will find a variety of local amenities just around the corner, ensuring that daily conveniences are easily accessible. This property is not just a house; it is a wonderful family home that promises comfort, space, and a vibrant community lifestyle.

Tax band: D

- Imposing detached family home
- Impressive kitchen dining room with breakfast bar
- Ample parking on the driveway
- Downstairs W/C and contemporary four piece family bathroom
- Walking distance to Canvey High Street
- 4 to 5 good sized bedrooms and 1 to 2 reception rooms
- Dual aspect lounge/sitting room
- Gym/garage
- Doorstep to local amenities
- Close to highly regarded schools such as William Read Primary and Canvey Juniors

**Tilburg Road,**  
**Canvey Island**

**£400,000**

Price Guide





# Tilburg Road,



## Hallway

15'9" x 5'8"

New composite entrance door to the front with an adjacent leadlight obscured double glazed window, smooth coved ceiling with inset spotlights, carpeted stairs to the first floor, under stairs storage, radiator, lino flooring.

## Front Reception Room

10'3" x 9'1"

Smooth coved ceiling, double glazed window to the front, radiator, lino flooring.

## Kitchen-Dining Room

21'3" x 10'3"

Smooth coved ceiling with inset spotlights. Modern handleless kitchen comprising of; wall and base level units with a square edge laminate worktop, breakfast bar area, 1.5 sink and drainer, space for a fridge freezer, integrated oven and grill, integrated washing machine, integrated five ring gas hob, with a stainless steel splashback and an extractor fan above, pan drawers, tiled splashbacks, lino flooring, radiator with a radiator cover, double glazed French doors to the rear and double glazed windows to the side.

## Lounge

19'3" x 11'4" > 12'9"

Smooth coved ceiling, double glazed windows to the front, double glazed French doors to the rear leading out to the garden, feature fireplace with a tiled inside and an electric log burner, two radiators, carpet.

## First Floor Landing

Smooth coved ceiling with inset spotlights, carpet.

## Bedroom One

15'9" x 9'11"

Double glazed windows to the front, smooth coved ceiling, radiator, carpet.

## Bedroom Two

9'11" x 9'11"

Smooth coved ceiling, double glazed windows to the front, radiator, laminate flooring.

## Bedroom Three

10'1" x 8'11"

Smooth coved ceiling with inset spotlights, double glazed windows to the rear overlooking the garden, radiator, carpet.

## Bedroom Four

9'0" x 7'8" maximum

Smooth coved ceiling, double glazed windows to the rear overlooking the garden, radiator, laminate flooring.

## Family Bathroom

8'3" x 6'0"

Smooth ceiling, obscured double glazed window to the rear, double walk in shower with a drencher head and a shower attachment, combined vanity unit wash basin and low-level w/c, panelled bath with a shower attachment and tiled splashbacks, part tiled walls, lino flooring, wall hung chrome heated towel rail.

## West Facing Rear Garden

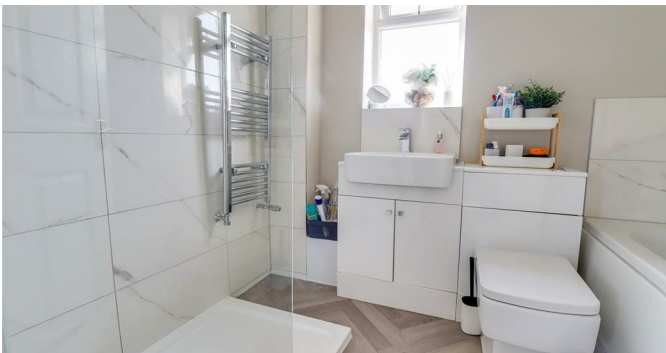
Commences with a patio area which leads down to the rear with the remainder mainly artificial lawned, side access to the front driveway, outside power points, outside tap, outside lighting, access to:

## Gym/Garage

17'6" x 7'9"

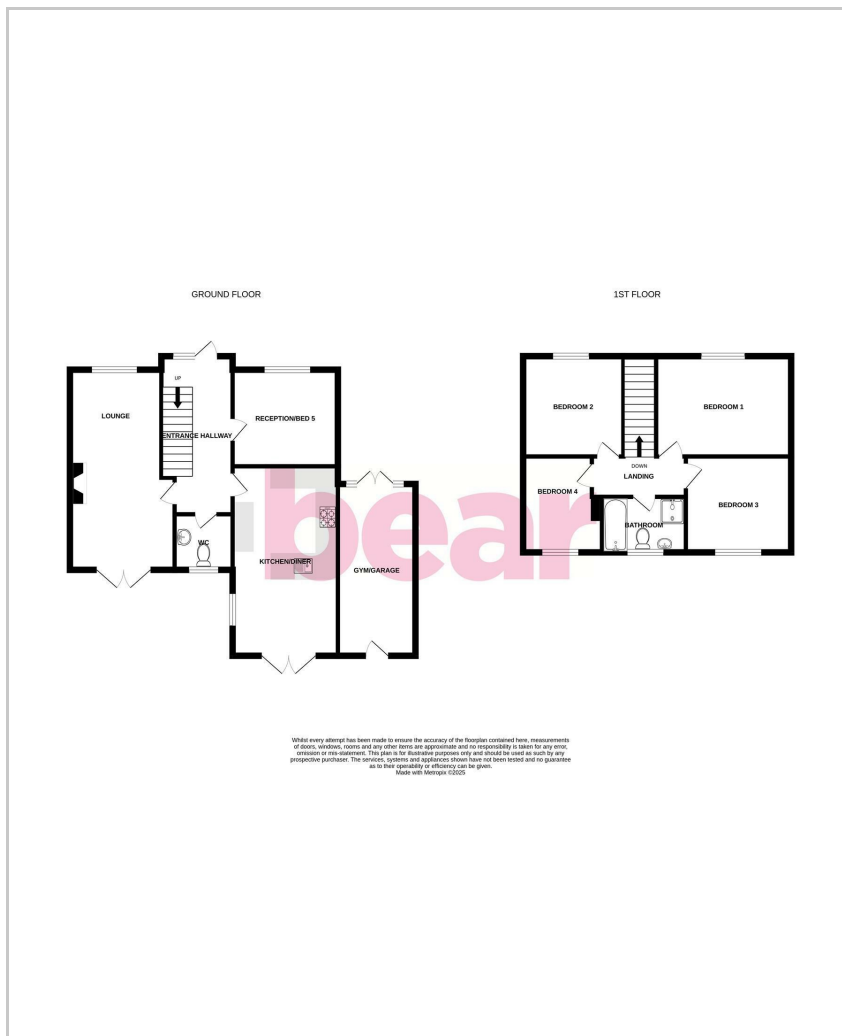
Obscured double glazed windows and French doors to the front, power, lighting, concrete flooring, UPVC double glazed door to the rear leading out to the garden, wall mounted Baxi boiler.



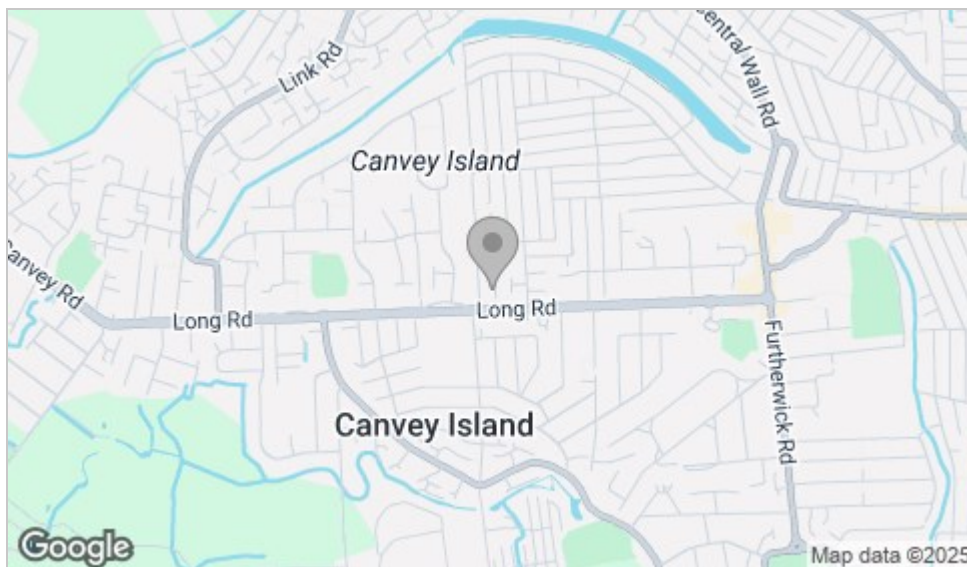




## Floor Plan



## 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

