



\* £375,000 - £400,000 \* Positioned on the charming Marcos Road in Canvey Island, this fully detached bungalow presents an excellent opportunity for families seeking a comfortable and modern living space or those looking to downsize. Boasting three well-proportioned bedrooms, this property is designed to cater to the needs of contemporary family life. The master bedroom features an en-suite shower room, providing a private retreat for relaxation. As you enter, you are greeted by an inviting open hallway that leads to a delightful bay fronted lounge, perfect for unwinding or entertaining guests. The fitted kitchen is both functional and stylish, making meal preparation a pleasure. The modern family bathroom ensures convenience for all members of the household. Outside, the property benefits from a driveway that accommodates two vehicles, along with an attached garage for additional storage or parking needs. The west-facing rear garden offers a lovely outdoor space, ideal for enjoying the afternoon sun or hosting summer gatherings. Situated in an idyllic location, this home is within walking distance to the picturesque Sea Wall, where you can enjoy scenic walks and fresh sea air. Additionally, Canvey High Street is nearby, providing easy access to a variety of shops, cafes, and local amenities. This property is a perfect blend of comfort, convenience, and location, making it an ideal choice for those looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home.

- Fully detached bungalow
- Generously sized lounge
- West backing rear garden
- Utility area at the rear of the garage
- Doorstep to local amenities and walking distance to Canvey High Street
- Three bedrooms
- Family bathroom and master bedroom en-suite
- Attached garage and driveway
- Sought after road within a popular location
- Superb, well looked after condition throughout

## Marcos Road

Canvey Island

**£375,000**

Price Guide





# Marcos Road



## Frontage

Which creates parking for two large vehicles, access to the garage, front lawn garden area, side access to the rear garden, access to:

## Hallway

Coved ceiling, dado rail, composite entrance door to the front, radiator with a radiator cover, laminate flooring.

## Lounge

15'7" into the bay x 11'10"

Double glazed bay windows to the front, dado rail, radiator, feature fireplace with a wooden surround and a working gas fire, oak flooring.

## Bedroom One

11'5" x 11'10"

Coved ceiling, double glazed windows to the rear overlooking the garden, dado rail, radiator, carpet, built in storage cupboard, access to:

## En-Suite Shower Room

8'3" x 4'10"

Smooth ceiling with inset spotlights, obscured double glazed window to the rear, extractor fan, shower area with a drencher head, vanity unit wash basin with a quartz splashback, low-level w/c, chrome heated towel rail, laminate flooring.

## Bedroom Two

11'4" x 6'10"

Double glazed windows to the front, coved ceiling with a pendant light, dado rail, radiator, laminate flooring.

## Bedroom Three

8'3" x 6'9"

Coved ceiling, double glazed window to the front, radiator, laminate flooring, dado rail.

## Kitchen

11'5" x 10'8"

Coved ceiling with a ceiling rose, wall and base level units with a roll edge laminate worktop, stainless steel sink and drainer, space for a cooker with an extractor fan above, space for a fridge, shelving, cupboard housing a wall mounted boiler, laminate flooring, double glazed window to the rear, UPVC double glazed door to the rear opening onto the garden.

## Utility Room

7'9" x 6'10"

Obscured double glazed window to the rear, UPVC double glazed door to the side, wall units, space for a tall fridge freezer, space for a washing machine, space for a tumble dryer, concrete flooring, door to:

## Garage Area

9'2" x 7'10"

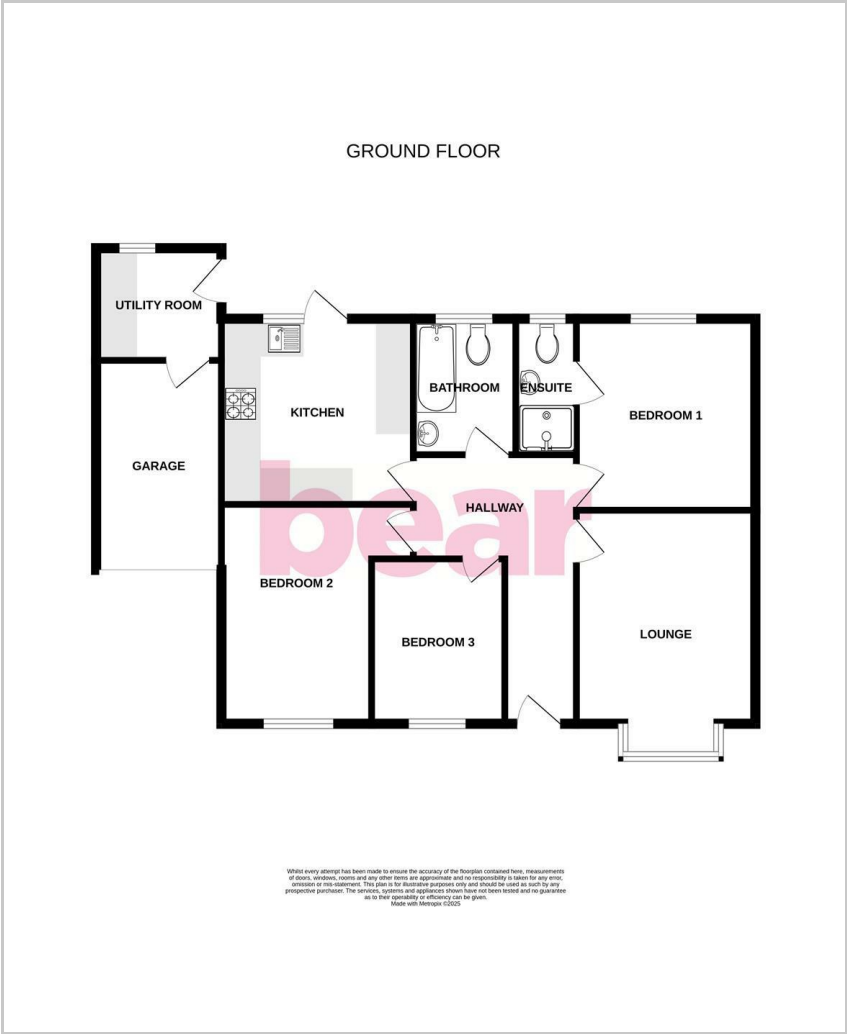
Up and over door to the front, power, light, concrete base, door to the utility room.



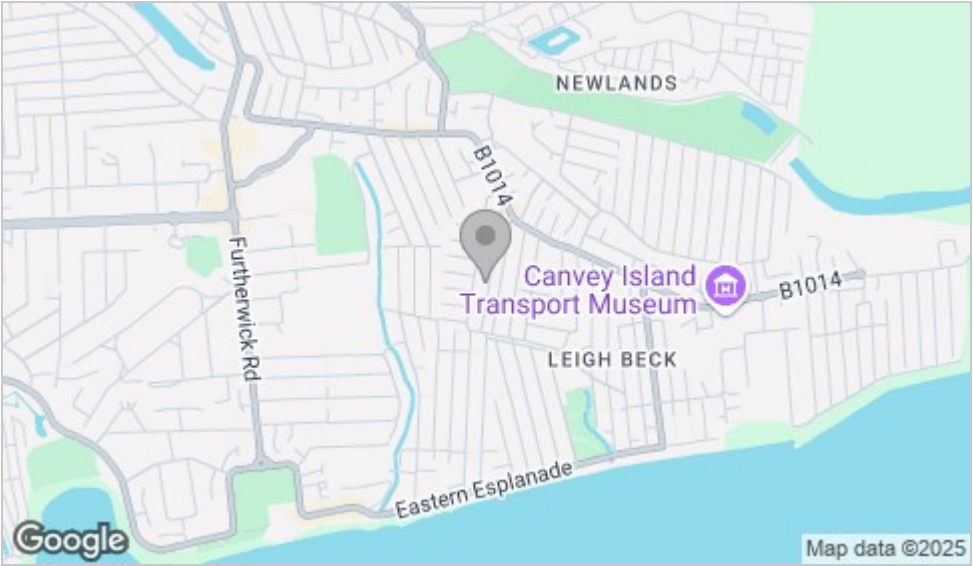




# Floor Plan



# 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

