



\* £350,000- £375,000 \* Standing proudly on Wittem Road in the charming Canvey Island, this beautiful fully detached modern home offers a perfect blend of comfort and contemporary living. As you step inside, you are greeted by an impressive open plan layout that seamlessly connects the lounge to a spacious kitchen diner, creating an ideal space for both relaxation and entertaining. The property boasts a stunning upstairs shower room, designed with modern fixtures, alongside a convenient downstairs WC, ensuring practicality for family living and guests alike. Externally, the home features ample off-street parking, a valuable asset in this desirable area. The delightful rear garden provides a serene outdoor space, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. Situated in an idyllic location, this property is just a short stroll away from Canvey High Street, where you can find a variety of shops, cafes, and local amenities. This home is not just a place to live; it is a lifestyle choice that combines modern living with the convenience of local attractions. Whether you are a first-time buyer or looking for a family home, this property is sure to impress.

- Modern fully detached home
- Large driveway for two to three vehicles
- Low maintenance rear garden with summer house
- Impressive open-plan downstairs
- Modern fully fitted kitchen with integrated appliances
- Generous living area with media wall
- Stunning three piece shower room
- Downstairs WC
- Beautiful open hallway and landing with oak and glass staircase
- Motivated seller that has found an empty property

## Wittem Road

Canvey Island

**£350,000**

Price Guide



# Wittem Road



## Frontage

Paved driveway creating parking for two large vehicles or three small vehicles, side access to the rear garden, access to:

## Entrance Hallway

8'7" x 5'10"

Composite door to the front, carpeted stairs to the first floor, wall mounted heating controls, tiled floor, door to:

## Downstairs WC

5'0" x 2'9"

Smooth ceiling with an inset spotlight, extractor fan, vanity unit wall hung wash basin, wall hung black heated towel rail, low-level WC, part tiled walls and a tiled floor.

## Lounge Kitchen Diner

19'10" x 18'2" > 9'3"

Lounge Area:

Double glazed windows to the front with fitted shutter blinds, smooth ceiling with inset spotlights, media wall with inset shelves with spotlights, built in electric fireplace, inset TV area, wall mounted Mitsubishi aircon/heating system, tiled flooring.

Kitchen- Diner:

Modern handleless kitchen comprising of; wall and base level units with a floor to ceiling integrated fridge freezer, quartz worktops, inset 1.5 sink with draining grooves, integrated oven with a four ring electric hob and an extractor fan above, integrated appliances such as; dishwasher and washing machine, pan drawers, double glazed windows to the rear overlooking the garden, tiled flooring, opening to:

Dining Area:

Double glazed French doors and windows to the rear leading out to the garden, tiled flooring, wall hung radiator.

## Open First Floor Landing

Smooth ceiling with a loft hatch, double glazed feature window to the front overlooking the driveway, carpet, door to:

## Bedroom One

12'4" x 9'3"

Smooth ceiling with inset spotlights, double glazed windows to the rear with fitted shutter blinds and quartz window sills, wall hung radiator, fitted floor to ceiling wardrobes with inset spotlights and sliding door panels, carpet.

## Bedroom Two

9'3" x 7'4"

Smooth ceiling, double glazed windows to the front with fitted shutter blinds and a quartz window sills, wall hung radiator, carpet.

## Shower Room

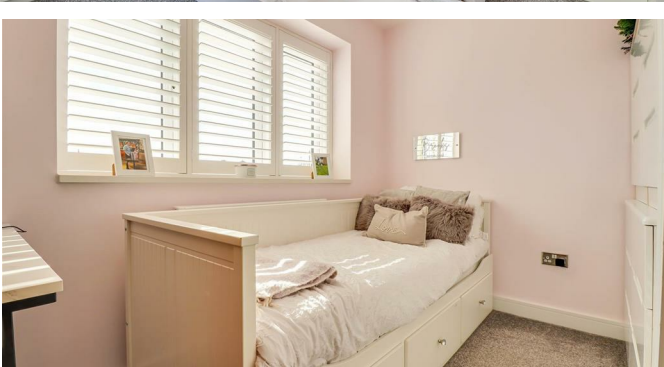
8'6" x 7'3" > 5'6"

Smooth ceiling with inset spotlights and an extractor fan, obscured double glazed windows to the rear with fitted shutter blinds, inset shelving, vanity unit wash basin, low-level WC, double walk in shower with a drenched head and a shower hose, airing cupboard housing a wall mounted Vaillant combination boiler, black wall hung heated towel rail, fully tiled walls and flooring.

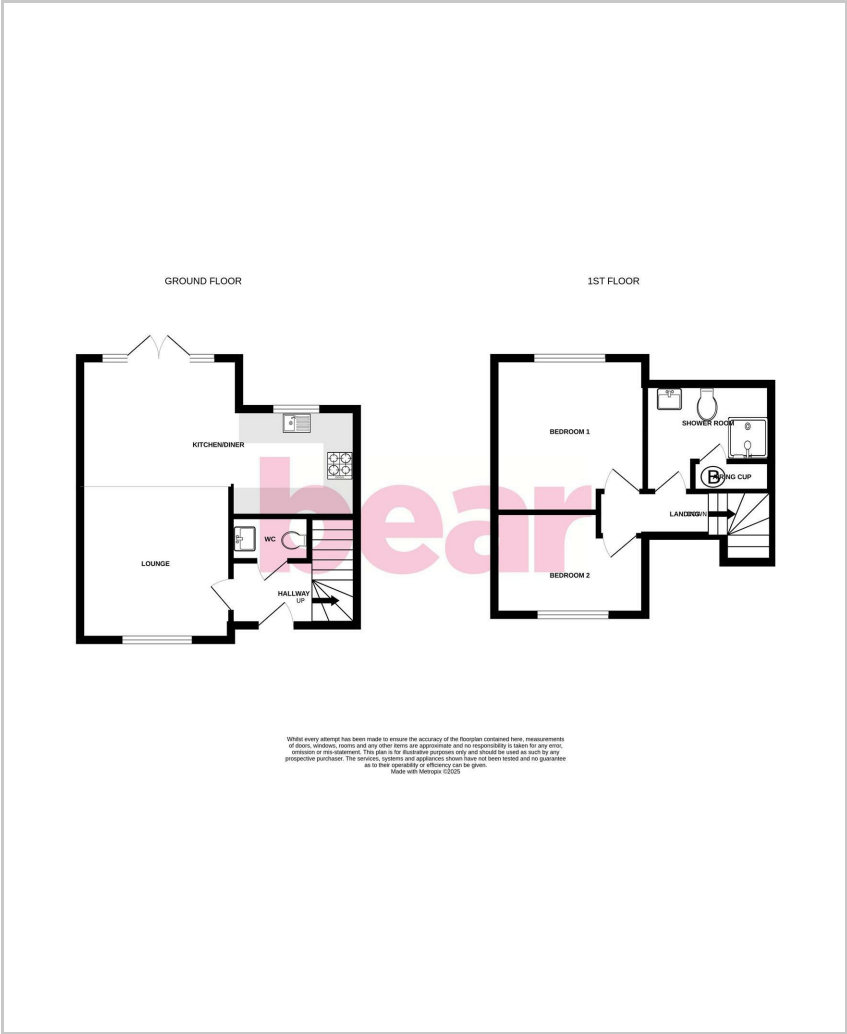
## Rear Garden

Commences with a patio area that runs to the back of the garden, remainder artificial lawned, side access to the front, outside lighting, outside tap, summer house, outside sockets.

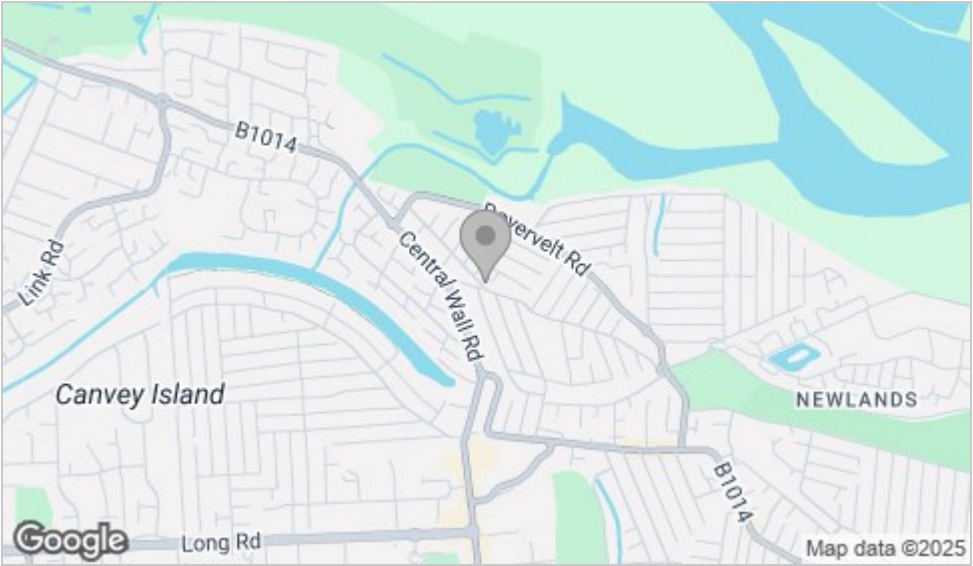




# Floor Plan



# 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

