



Proudly positioned on Maurice Road in the charming Canvey Island, this fully detached family house presents an exceptional opportunity for those seeking a spacious and comfortable home. With four well-proportioned bedrooms, this property is perfect for families of all sizes. The house boasts three inviting reception areas, including a dual aspect lounge that bathes in natural light, creating a warm and welcoming atmosphere. The modern kitchen breakfast room is a delightful space for family gatherings and culinary adventures, complemented by a separate utility room that adds convenience to daily living. The family bathroom is thoughtfully designed, while the master bedroom features an en-suite for added privacy and comfort. Additionally, a downstairs WC enhances the practicality of the home. The landscaped west-facing rear garden is a true highlight, providing a serene outdoor space for relaxation and play, perfect for enjoying the afternoon sun. The idyllic location offers easy access to Canvey High Street, where you will find a variety of shops and amenities, as well as the beautiful beachfront, ideal for leisurely strolls and family outings. This property is not just a house; it is a place where cherished memories can be made. With its blend of modern living and convenient location, this home is sure to appeal to those looking for a perfect family residence on Canvey Island.

- Fully detached family home
- Driveway for two vehicles with potential for more
- Landscaped West facing rear garden
- Beautiful kitchen breakfast room and separate utility room
- Short walk to Canvey High Street
- Four good size bedrooms
- Three reception areas
- Master bedroom en-suite, family bathroom and a downstairs WC
- Moments from the beachfront
- Leigh Beck Primary and Castle View Secondary school catchments

Maurice Road

Canvey Island

£450,000



Maurice Road



Frontage

Contract area which creates parking for two large vehicles, large lawn area which could create more parking, side access to the rear garden, access to the garage, access to:

Entrance Porch

7'4" x 4'10"

Composite entrance door to the front with obscured double glazed sidelights, smooth ceiling with spotlights, storage cupboards, patterned tiled flooring, double doors to:

Hallway

12'4" x 7'11"

Smooth ceiling with a pendant light, carpeted stairs to the first floor with understairs storage, radiator with a radiator cover, door to:

Lounge

22'9" into the bay x 12'0"

Smooth coved ceiling with inset spotlights, double glazed windows to the rear with fitted shutter blinds overlooking the garden, double glazed bay window to the front with fitted shutter blinds, feature fireplace with a stone surround and an electric fire, radiator, carpet.

Downstairs WC

7'5" x 3'1"

Smooth ceiling with inset spotlights and an extractor fan, patterned tiled flooring, low-level WC, vanity unit wash basin, chrome heated towel rail.

Kitchen Breakfast Room

15'11" x 10'5"

Smooth coved ceiling with inset spotlights, double glazed windows to the rear overlooking the garden, UPVC double glazed door to the rear leading out to the garden, shaker style kitchen comprising of: wall and base level units with a quartz worktop, four ring electric hob with an extractor fan above, integrated oven with a grill, inset sink with draining grooves, tiled splashback, integrate dishwasher pan drawers, space for an America style fridge freezer, cupboard housing the wall mounted boiler, laminate flooring, opening to:

Dining Room/Conservatory

20'1" x 9'3"

Smooth coved ceiling with a pendant light, double glazed window to the side, brick based conservatory area with double glazed windows to the sides and rear, double glazed French doors to the side leading out to there garden, laminate flooring, two radiators, door to:

Utility Room

5'9" up to the storage units x 4'0"

Wall and base level units with a square edge wooden worktop, space for a washing machine, space for a tumble dryer, wooden flooring.

First Floor Landing

Smooth ceiling with a loft hatch and a feature pendant light, obscured double glazed window to the front.

Bedroom One

12'0" x 12'0"

Smooth coved ceiling with a pendant light, double glazed windows to the front, radiator, carpet, feature wood paneled wall, opening to:

En-Suite Shower Room

8'1" x 4'2"

Smooth ceiling with inset spotlights, obscured double glazed window to the rear, walk in shower with a shower hose and a drenched head, low-level WC, vanity unit wash basin with wall mounted chrome taps, fully tiled floor and walls, chrome heated towel rail.

Bedroom Two

10'4" x 10'0"

Double glazed window to the front, smooth ceiling with a pendant light, radiator, carpet.

Bedroom Three

10'1" x 8'3"

Smooth ceiling with a pendant light, double glazed window to the rear, radiator, carpet.

Bedroom Four (Currently used as the dressing room)

8'6" x 6'11"

Double glazed windows to the rear overlooking the garden, radiator, carpet.

Family Bathroom

7'5" x 6'8" >5'4"

Obscured double glazed windows to the rear, smooth ceiling with inset spotlights, partially tiled walls and floor, low-level WC, vanity unit wash basin, back to wall egg bath, wall mounted television, chrome heated towel rail.

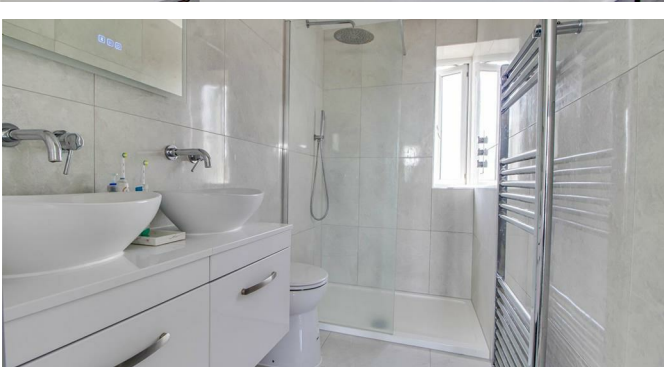
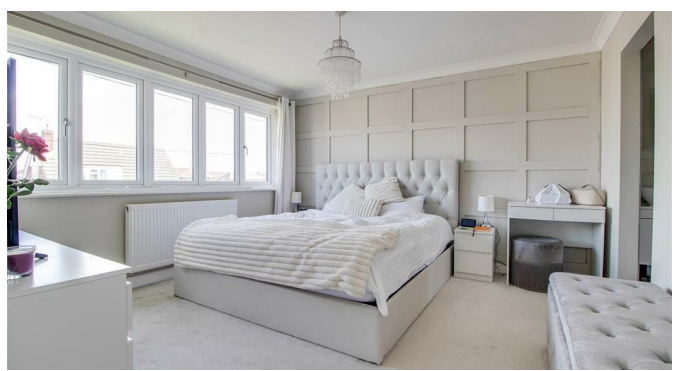
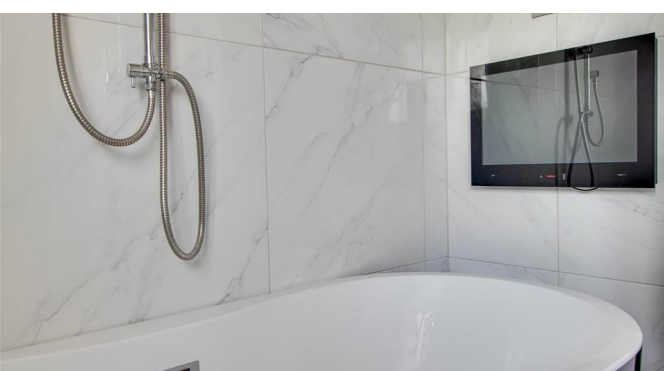
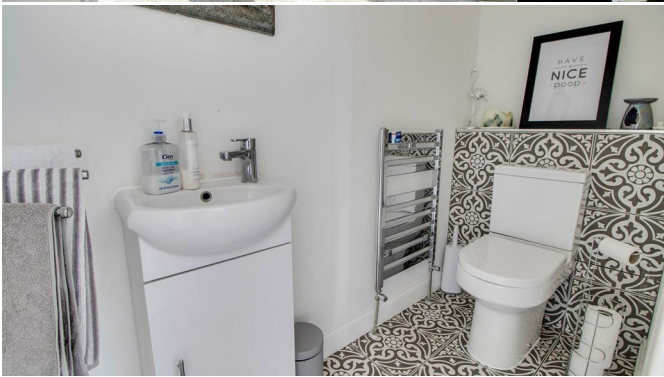
Attached Garage

13'5" x 7'10"

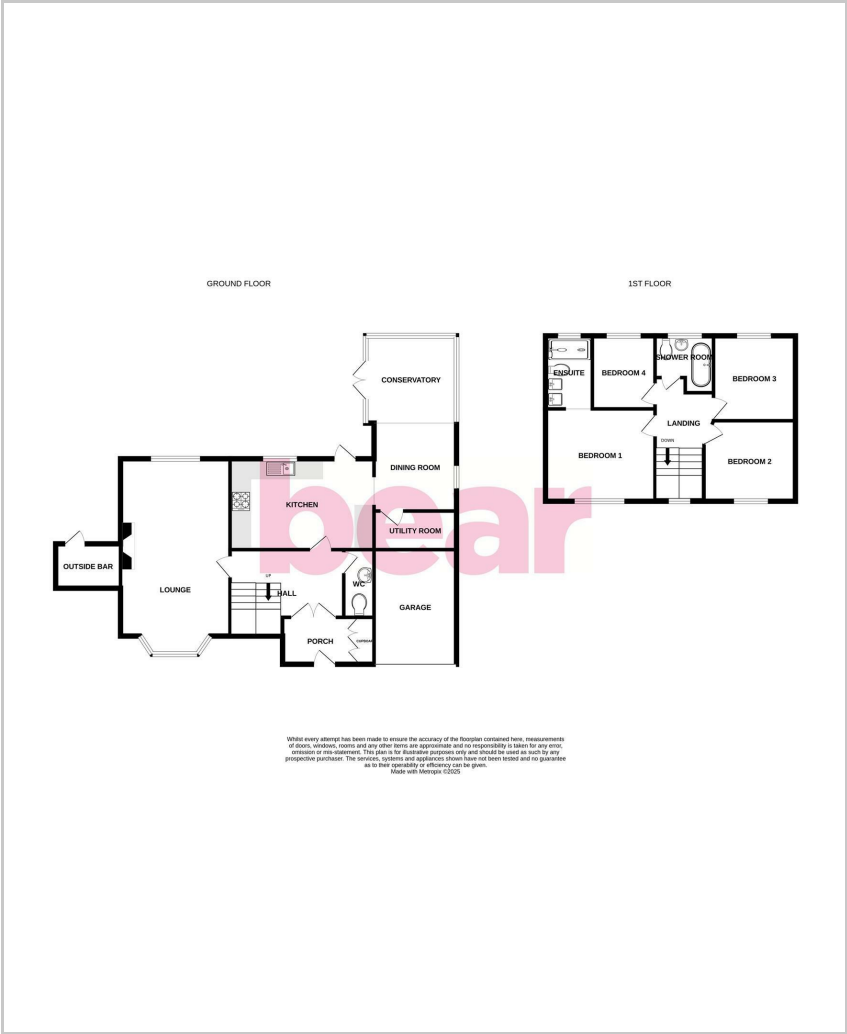
Wall mounted Worcester boiler, power, light, concrete base, up and over door to the front. PLEASE NOTE: The garage could be easily converted into further internal space.

West Facing Rear Garden

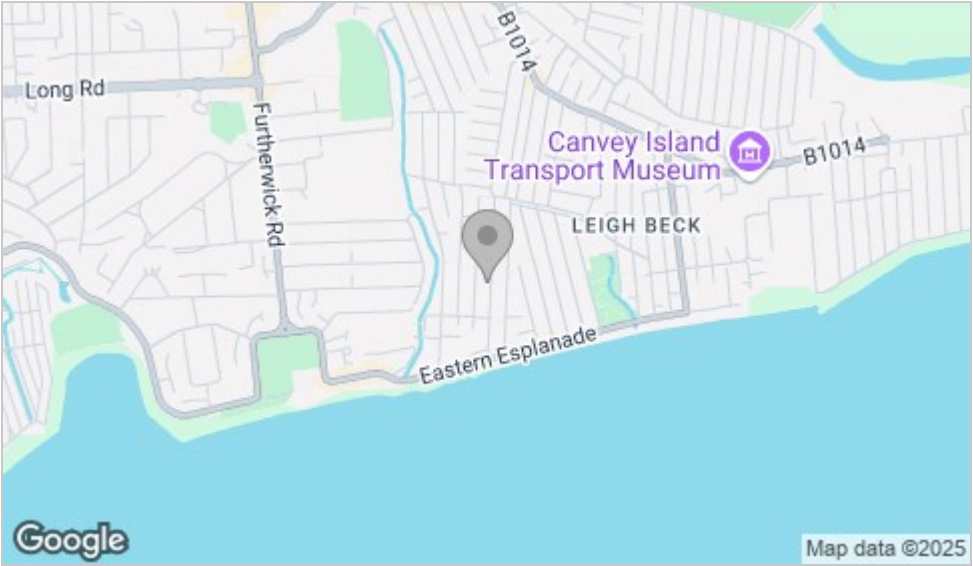
Commences with a raised decked area with the remainder artificial lawned, stoned sleeper bed border, side access to the front, access to the bar, outside lighting, outside tap.



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

