



\* £450,000 - £500,000 \* PARKING TO FRONT AND REAR \* ANNEX WITH SHOWER ROOM \* UTILITY ROOM \* DOWNSTAIRS W/C \* FOUR BEDROOMS \* EN-SUITE TO MASTER \* This incredibly spacious, detached character house is in a great location nearby amenities and bus links of the High Street, a great school catchment, offers ample parking and an annex to the rear. The accommodation is comprised of; landscaping to front and rear with parking and a picturesque rear garden, an entrance hall with access to the downstairs W/C, a large dual aspect through-lounge with French doors to the rear, a kosher kitchen-diner, with attached utility room and finally, four bedrooms upstairs with a family bathroom and en-suite to master. The annex to the rear has its own shower room and gated parking and the home is available to view now!

- Ample of-street parking
- Additional gated parking to rear
- Amenities and bus links on the High Street nearby
- Large dual aspect lounge with French doors
- Utility room and downstairs W/C
- Annex to rear with shower room
- Large detached character house
- Four great sized bedrooms/ family bathroom and en-suite
- Kosher kitchen-diner
- Picturesque landscaped gardens

## Waarden Road

Canvey Island

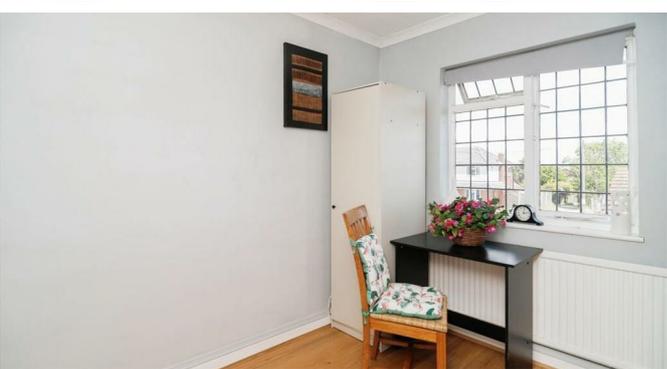
**£450,000**

Price Guide



# Waarden Road

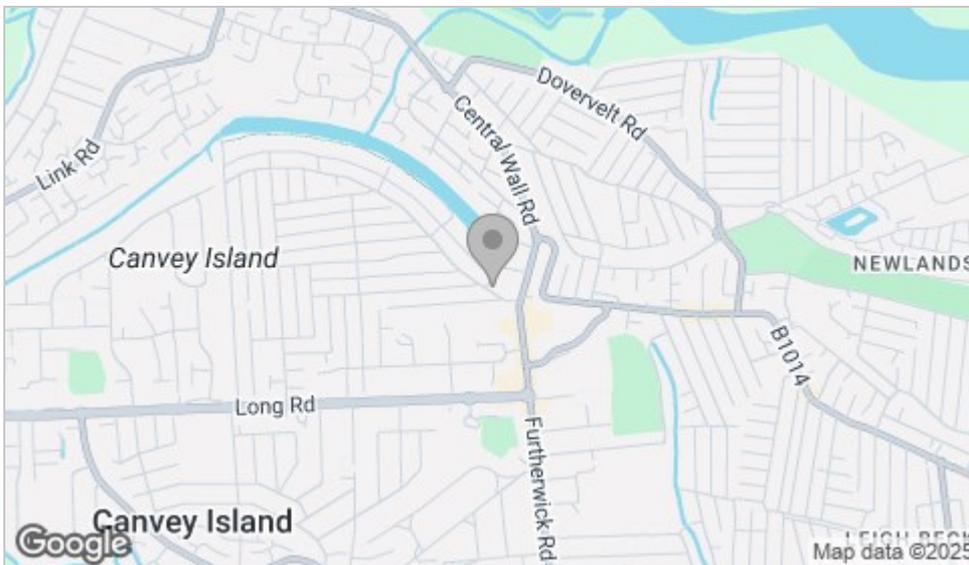




## Floor Plan



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		