



* £375,000 - £425,000 * DETACHED GARAGE AND DRIVEWAY TO REAR * EXTENDED KITCHEN * ALL GOOD SIZE BEDROOMS * POPULAR 'POINT' LOCATION * TWO BATHROOMS * EXCELLENT PUBLIC TRANSPORT LINKS *

A fully detached family home that offers spacious accommodation throughout and benefitting from a kitchen diner, a generously sized lounge and a maximum of five double bedrooms. There is also a downstairs Shower room, an upstairs bathroom and a driveway along with a detached garage to the rear. Located in a popular residential part of Canvey with plenty of area's close by to go for family walks, this house is close to the seafront, Island Yacht Club and Smallgains Marina. This family home also benefits from having a great gym on its doorstep making it easier to keep fit.

- Fully detached house
- Four to five double bedrooms
- Triple aspect kitchen diner
- Smallgains Marina a short walk
- Useful local amenities nearby including a gym and the Seafront
- Potential driveway to rear and detached garage
- Downstairs shower room and upstairs bathroom
- New smart meters installed compatible with any electrical and gas companies.
- Popular 'Point' location
- In catchment for Leigh Beck Nursery, infants and Primary School

Chapman Road

Canvey Island

£375,000

Price Guide



Chapman Road



Frontage

Crazy paved front garden with path to side gate leading to the rear garden, entrance door leading to:

Hallway

5'10" x 12'8"

UPVC double glazed front door, smooth coved ceiling, dado rail, carpeted stairs to the first floor, understairs storage cupboard, double radiator, laminate flooring.

Lounge

10'11" x 20'8"

Double glazed leadlight, bay fronted windows, double glazed french doors to the rear aspect leading out to the garden, coved ceiling with ceiling roses, radiator, laminate flooring.

Kitchen/Diner

8'9" x 11'0"

Double-glazed windows to the rear and sides aspects, double-glazed door to the side aspect leading to the garden, kitchen comprising; wall and base level units with a roll edge laminate worktop, 1.5 sink and drainer with a mixer tap, space for cooker, space for washing machine, space for fridge/freezer, tiled splashback, wall mounted boiler, radiator, smooth ceiling, tiled floor.

Dining Room/ Bedroom Five

8'11" x 9'3"

Smooth coved ceiling, double glazed leadlight windows to the front aspect, dado rail, radiator, laminate flooring.

Shower Room

5'9" x 4'7"

Obscured double glazed window to the rear aspect, coroner shower, low-level WC, vanity unit wash basin, tiled walls, radiator, lino flooring.

Bedroom One

12'2" x 9'5"

Double-glazed leadlight windows to the front aspect, radiator, carpet.

Bedroom Two

11'0" x 9'6"

Double-glazed leadlight windows to the front aspect, radiator, carpet.

Bedroom Three

9'1" x 8'5"

Double-glazed windows to the rear aspect, coved ceiling, radiator, carpet.

Bedroom Four

7'11" x 8'6"

Smooth ceiling, double-glazed window to the rear aspect, radiator, carpet.

Bathroom

8'10" x 5'6"

Obscured double-glazed window to the rear aspect, paneled bath, vanity unit wash basin, low-level WC, radiator, tiled walls, lino flooring.

Rear Garden

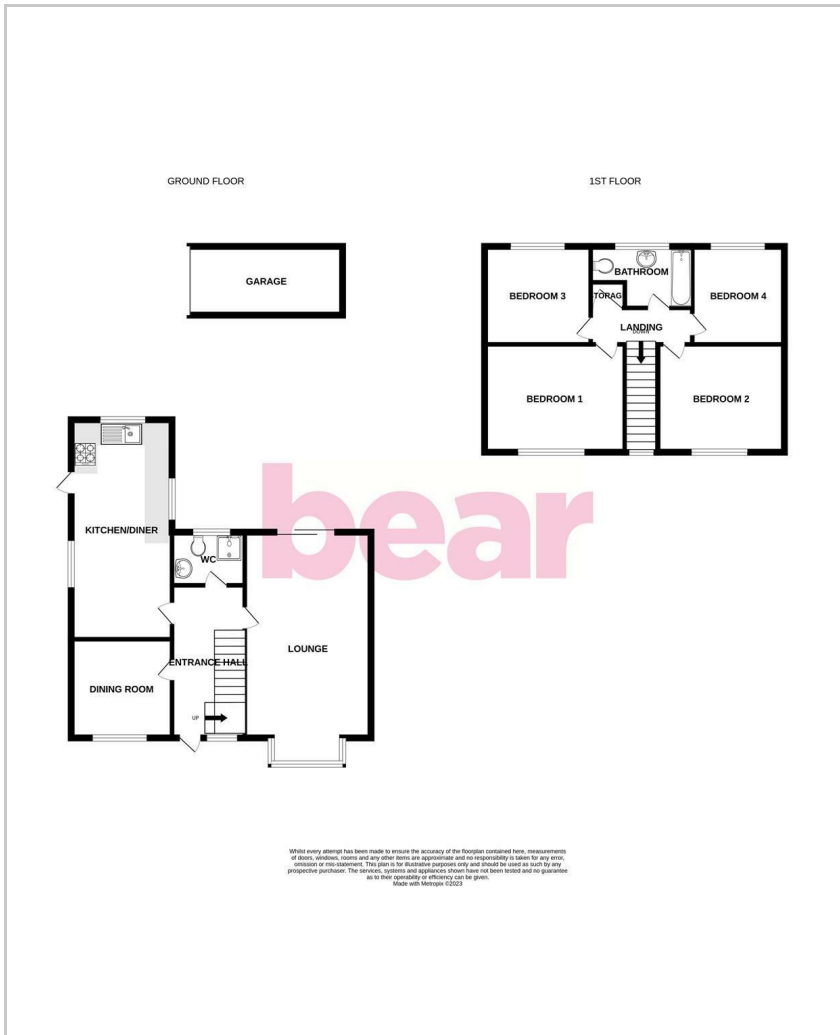
Commences with a concrete base with the remainder laid to lawn, side access to the front, access to a detached garage, outside tap, outside lighting.

Detached Garage to Rear

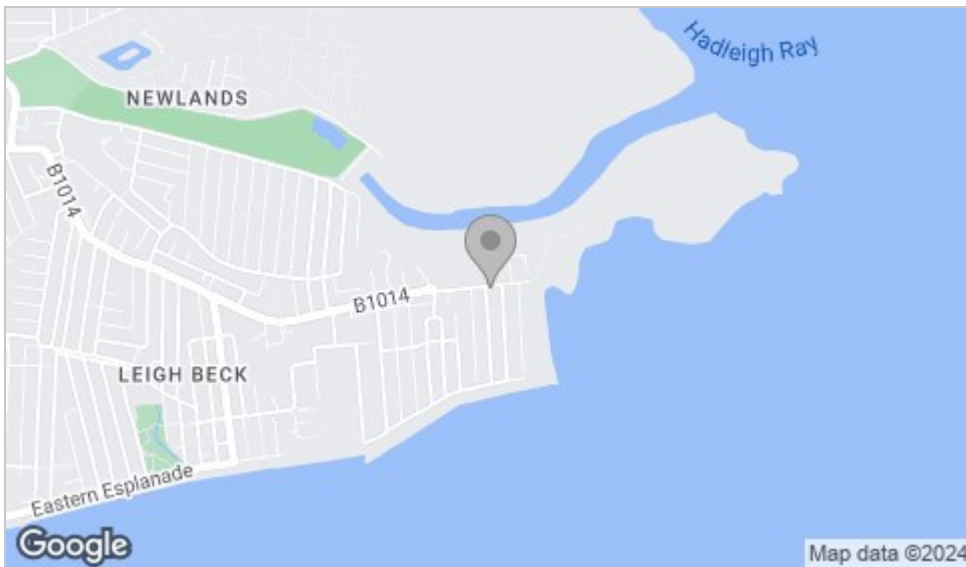
Hard standing to the front of the garage that can be used as a driveway.



Floor Plan



Area Map



Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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Beech House, 1 Journeymans Way, Temple Farm Industrial Estate, Southend-on-Sea, Essex, SS2 5TF

Office: 01702 811211 los@bearestateagents.co.uk <https://www.bearestateagents.co.uk>

Energy Efficiency Graph

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