



* £425,000- £475,000 * EXTRA LARGE WEST BACKING PLOT * AMPLE PARKING AND DETACHED GARAGE * CLEAN AND MODERN ACCOMMODATION THROUGHOUT * A beautiful three double bedroom bungalow that sits proudly on an extra wide plot and boasting a bathroom that has a utility area, a fully fitted kitchen with integral appliances and a huge triple aspect lounge diner that opens out to the rear garden. Located in a quiet part of Canvey, this home is within walking distance to useful amenities, the seafront and falls within the catchments to favoured schools.

- Detached bungalow on large plot
- Three double bedrooms
- Modern kitchen and bathroom
- Driveway for at least four large vehicles
- Quiet tree lined road location
- West backing rear garden
- Generous triple aspect lounge diner
- Spacious entrance hallway
- Short walk to beach and seafront amenities
- Castle View and Lubbins Park Primary Academy and Nursery School catchments

Lottem Road

Canvey Island

£425,000

Price Guide



Lottem Road



Frontage

Driveway for at least four vehicles, access to rear garden, access to a detached garage, access to:

Hallway

7'11" x 5'6"

Smooth coved ceiling, composite front entrance door, adjacent double-glazed leadlight windows, dado rail, radiator, tiled floor.

Inner Hallway

Smooth coved ceiling with a pendant light, dado rail, loft hatch, laminate flooring.

Bedroom One

17'5" x 9'11" into the bay

Smooth coved ceiling, double glazed leadlight bay fronted window, radiator, laminate flooring.

Bedroom Two

12'8" x 9'1"

Double glazed window to rear aspect overlooking the garden, double glazed window to side aspect, smooth ceiling, radiator, laminate flooring.

Bedroom Three (Currently used as office)

12'0" x 8'6" into the bay

Smooth coved ceiling with ceiling rose, double glazed leadlight bay fronted window, double glazed window to side aspect, radiator, laminate flooring.

Kitchen

15'9" x 8'2"

Smooth coved ceiling, double glazed window and door to rear aspect giving access to the garden, modern cream gloss kitchen units both wall mounted and base level comprising; roll edge laminate worktop, integrated Neff oven and grill, four ring induction hob with extractor fan above, integrated dishwasher, sink and drainer with stainless steel tap, space for fridge/freezer, tiled splashbacks, tiled floor. opening to:

Triple Aspect Lounge/Diner

24'3" x 11'7"

Smooth coved ceiling with two ceiling roses and pendant light, double glazed windows to side and rear aspects, double glazed patio doors to side aspect leading to the garden, dado rail, two radiators, laminate flooring.

Bathroom

9'5" x 7'6"

Obscured double-glazed window to rear aspect, smooth coved ceiling, floor-to-ceiling cupboard space with additional floor-to-ceiling storage, wall-mounted corner cupboard, gloss base level units with a roll edge laminate worktop with inset sink and stainless steel tap, space for washing machine, low-level WC, paneled bath with shower over, radiator, lino flooring, fully tiled walls.

West Facing Rear Garden

Commences with a large patio area ideal for entertaining, remainder laid to lawn, small sections of artificial lawn, attractive flower bed boarders, side access to front driveway, outside lighting, outside tap, fitted awning for shade in summer months, access to:

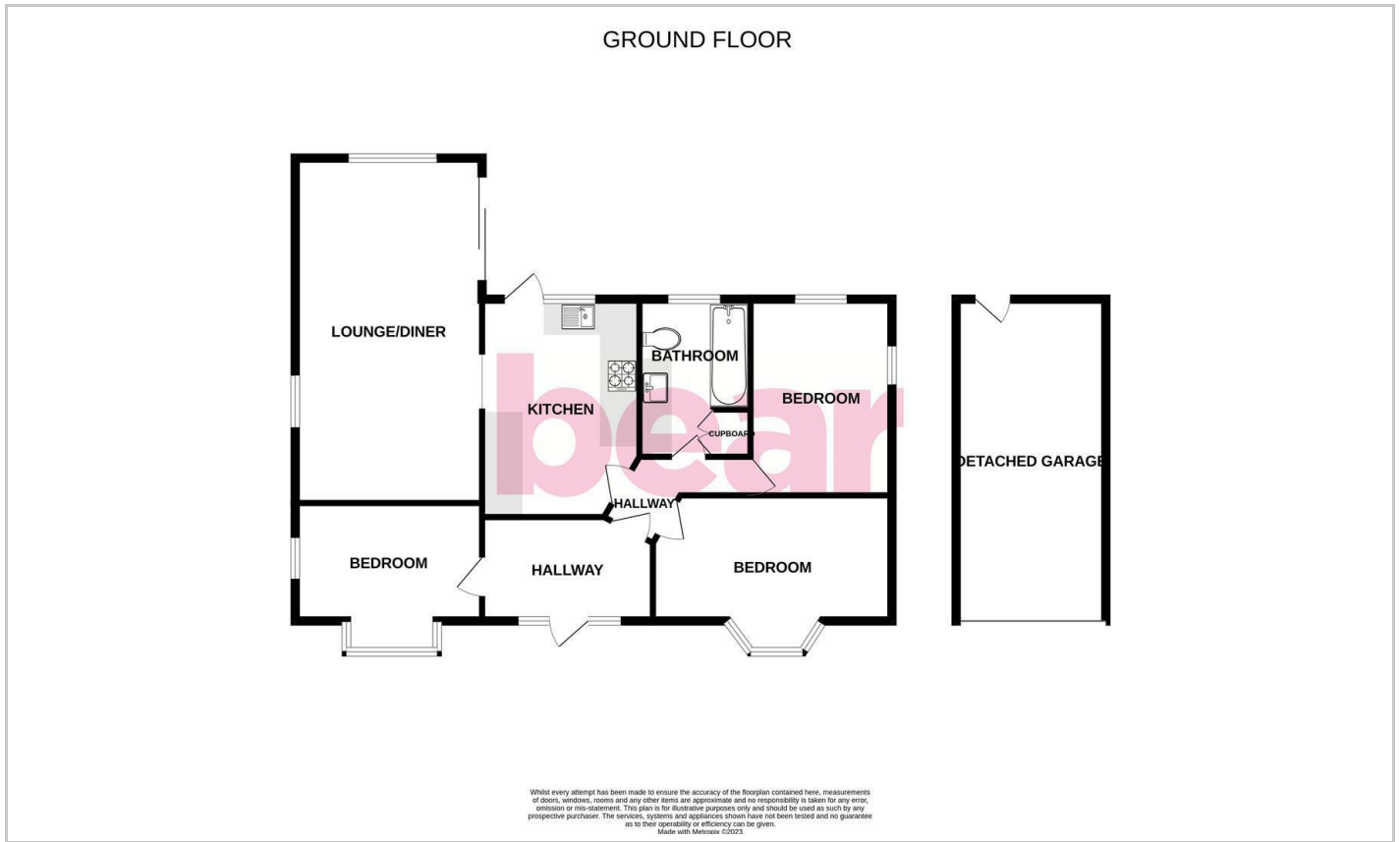
Detached Garage

19'6" x 12'8"

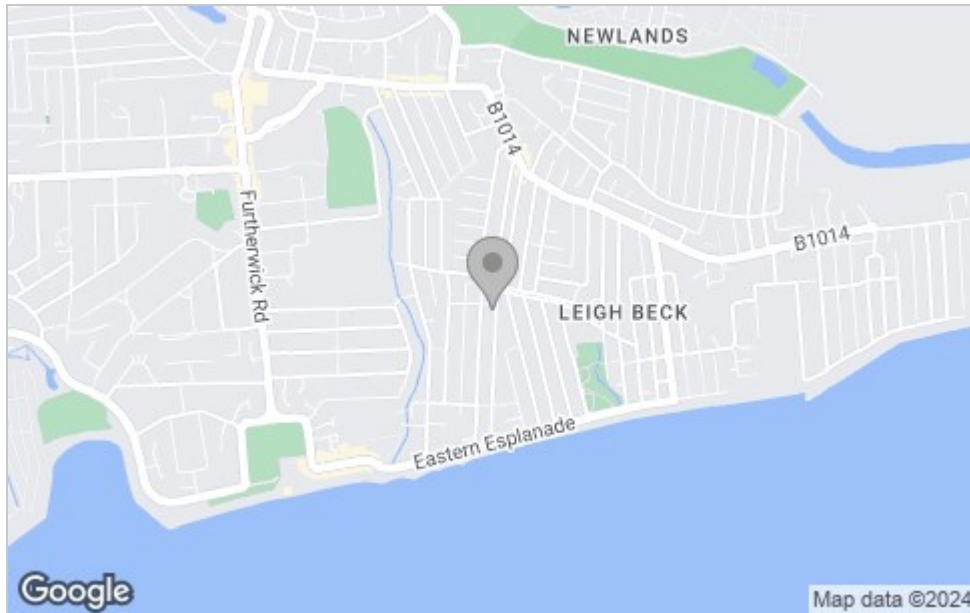
Pitched road allowing plenty of storage, electric up and over door, power, light, concrete floor.



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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Energy Efficiency Graph

