



* £450,000- £500,000 * EXCEPTIONAL LOCATION * OPEN PLAN LIVING SPACE * UNOVERLOOKED REAR GARDEN * TWO RECEPTION ROOMS PLUS HUGE CONSERVATORY *
A truly beautiful, fully detached bungalow that has many advantages including three/four good size bedrooms, an impressive kitchen diner and an immaculate four piece bathroom. There is also a comfortable lounge, a separate dining room that could be a fourth bedroom and a huge conservatory that links the living space to the rear. The exterior boasts an in and out driveway, an attached garage with a utility area, and a delightful rear garden that is unoverlooked. Located in arguably the finest part of Canvey Island, the property is a short stroll to the Beach and useful seafront amenities. Canvey High Street is also a short walk away.

- Stunning three/four bedroom bungalow
- Huge rear conservatory
- In and out driveway and attached garage with utility area
- Large unoverlooked rear garden
- Moments from popular seafront amenities
- Impressive kitchen diner
- Beautiful four piece bathroom
- Separate dining room/ bedroom four
- Quiet Road within sought after location
- Walking distance to Canvey High Street

Seaway

Canvey Island

£450,000

Price Guide



Seaway



Frontage

In and out driveway and parking for at least five vehicles, access to the garage, side access to the garden, access to:

'L' Shaped Entrance Hallway

Inset coconut rug, composite entrance door to the side, smooth covered ceiling, cupboard housing a wall-mounted boiler, cupboard housing the utility meters, loft hatch (equipped with loft ladder and the loft is insulated and banded), additional storage cupboard, radiator, and carpet.

Lounge

16'0" x 11'4"

Smooth covered ceiling with inset shelves and lighting, double glazed windows and French doors to the rear opening into the conservatory, feature fireplace with a wooden surround and a tiled hearth, radiator, and carpet.

Kitchen Diner

18'9" x 9'9"

Smooth covered ceiling, double glazed windows with fitted shutter blinds to the side, shaker style kitchen comprising; wall and base level units with a barrel laminate worktop, 1.5 ceramic sink and drainer with a mixer tap, under-counter lighting, tiled splashback, space for a range oven and a four ring gas hob griddle and warmer, integrated washing machine, integrated dishwasher, integrated fridge, wood-paneled walls with dado rails, Kardean vinyl flooring, radiator, opening to;

Conservatory

21'9" x 11'9"

Double glazed windows to the side and rear, double glazed French doors to the rear opening onto the garden, two radiators, Kardean vinyl flooring, door to:

Dining Room/ Potential Fourth Bedroom

17'5" x 7'10"

Smooth covered ceiling, double glazed window to the rear with fitted shutter blinds, double glazed French doors to the side opening out onto the garden, wood-paneled walls with dado rails, radiator, Kardean vinyl flooring.

Bedroom One

12'7" x 11'10"

Smooth covered ceiling, double glazed bay windows to the front with fitted shutter blinds, floor to ceiling mirrored fitted wardrobes, radiator, and carpet.

Bedroom Two

12'8" x 9'4"

Smooth covered ceiling, double glazed bay windows to the front with fitted shutter blinds, floor to ceiling fitted wardrobes with top boxes, radiator, and carpet

Bedroom Three

8'9" x 8'0"

Smooth covered ceiling, double glazed windows to the side with fitted shutter blinds, radiator, and carpet.

Four Piece Bathroom

8'6" x 6'3"

Smooth ceiling, obscured double glazed windows to the side with fitted shutter blinds, four piece bathroom with a large corner shower, free-standing bath with a shower attachment, pedestal wash basin, low level w/c, traditional style towel rail radiator, fully tiled walls, and a tiled floor with underfloor heating.

Large Rear Garden

Commences with a tiled path leading to a tiled patio area to the very rear, with the remainder mainly laid to lawn with flower and shrub raised borders, side access to the front, outside tap, and outside lighting.

Garage/Utility Room

19'0" x 8'9"

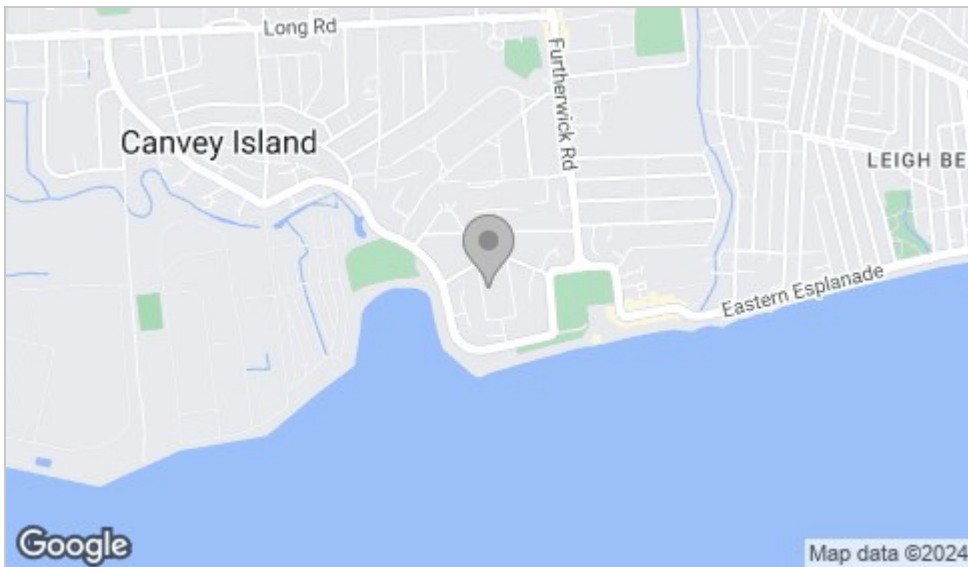
Electric roller shutter door to the front, power and lighting, overspill fridge freezer, space for a tumble dryer, wall and base level units with a roll edge laminate worktop, concrete flooring.



Floor Plan



Area Map



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		

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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