



* £450,000- £475,000 * ALL DOUBLE BEDROOMS
* TWO BATHROOMS * TWO RECEPTION ROOMS *

A gorgeous modern built family home that has a fully fitted kitchen breakfast room, a large lounge and a separate dining room. There is also a conservatory, a downstairs WC and a generous master bedroom with en-suite. Externally, the house has the advantages of a driveway for several vehicles, an attached garage and a delightful rear garden. Located on the popular '60 Acres' Estate, this property is walking distance to Canvey High Street, Waterside Leisure Centre and Benfleet Station.

- Detached family home
- Huge bay fronted lounge
- Separate dining room
- Downstairs WC
- Easy access on and off Island
- Attached garage and driveway
- Kitchen breakfast room
- Large master bedroom with en-suite shower room
- Popular '60 Acres' Estate
- Canvey High Street walking distance

Papenburg Road

Canvey Island

£450,000

Guide Price



Papenburg Road



Entrance Hallway

UPVC entrance door to front, carpeted stairs to first floor, understairs storage, radiator, carpet.

Lounge

25'5" x 12'11" maximum

Coved ceiling, feature fireplace with wooden surround, double glazed bay windows to front, radiators, carpet.

Dining Room

12'4 x 9'4

Coved ceiling, double glazed patio doors to rear, radiator, carpet.

Kitchen Breakfast Room

11'8 x 11'7

Coved ceiling, double glazed windows to rear overlooking garden, UPVC double glazed door to side leading to garden, wall and base level units with roll edge laminate worktops, breakfast bar area, space for fridge freezer, space for washing machine, space for dishwasher, integrated oven, four ring electric hob with extractor fan above, 1.5 stainless steel sink and drainer with mixer tap, tiled splashbacks, wall mounted boiler, vinyl flooring.

Downstairs W/C

7'8 x 2'6

Obscured double glazed window to side, low level WC, wall hung wash basin, part tiled walls, radiator, vinyl flooring.

Open First Floor Landing

Coved ceiling, double glazed window to side, coved ceiling, airing cupboard, door to all rooms, carpet.

Bedroom One

16'3 x 12'11

Coved ceiling, fitted wardrobes and drawers, radiator, carpet, door to:

En-Suite Shower Room

10'4" x 3'8"

Double glazed window to side, low level WC, pedestal wash basin, walk in shower, part tiled walls, vinyl flooring.

Bedroom Two

12'3 x 11'11

Coved ceiling, double glazed window to rear overlooking garden, radiator, carpet.

Bedroom Three

11'8 x 9'4

Coved ceiling, double glazed window to front, radiator, carpet.

Bedroom Four

12'1 x 8'9

Coved ceiling, double glazed window to rear, radiator, carpet.

Family Bathroom

8'6 x 6'10

Double glazed window to side, panelled bath with shower over, pedestal wash basin, low level WC, part tiled walls, vinyl flooring.

Attached Garage

17'1 x 8'7

Power and light.

Rear Garden

Commences with patio area, remainder laid to lawn, further patio area to rear, garden shed, rear access to garage, side access to front, outside tap, outside lighting.

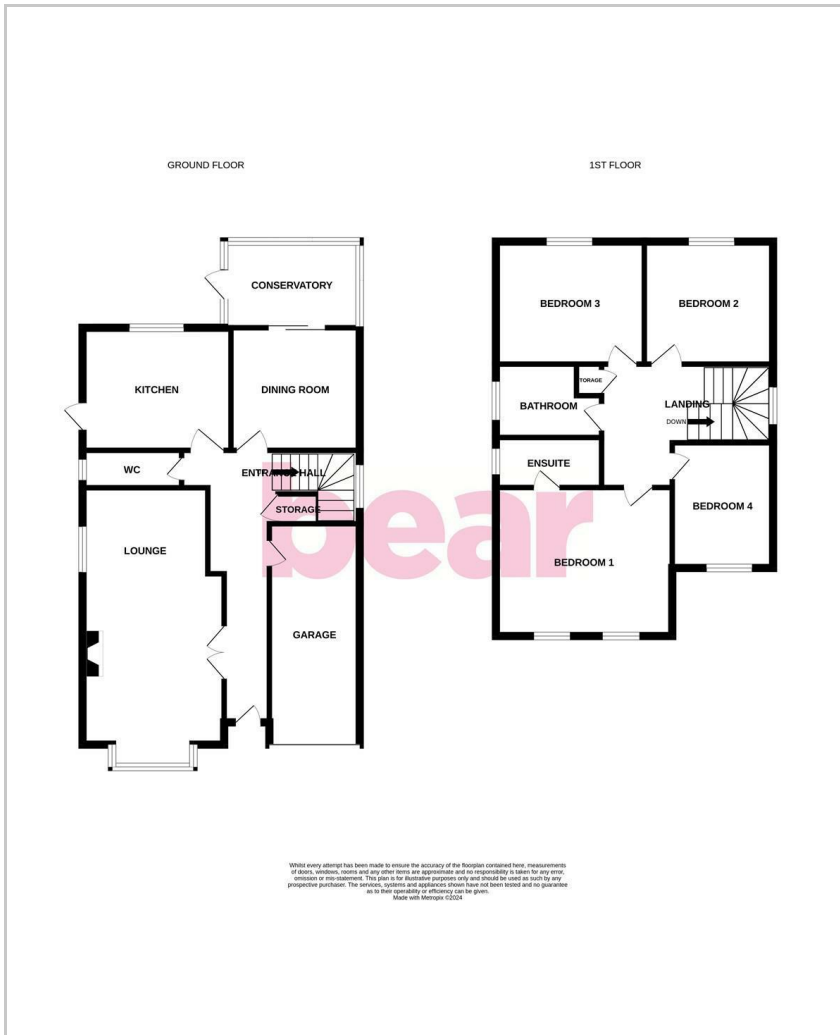
Conservatory

9'4" x 6'10"

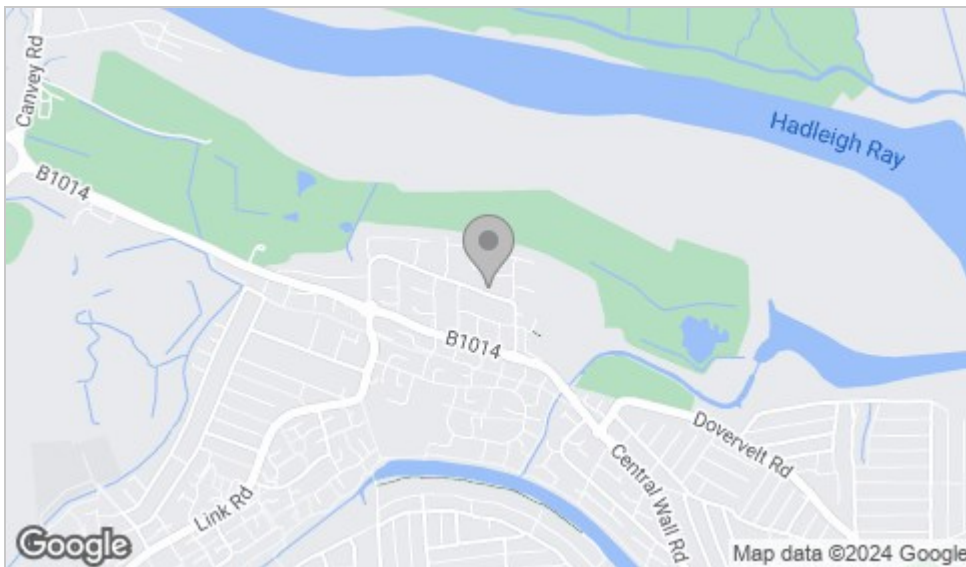
windows to sides and rear, door to garden.



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

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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	