



* £400,000- £450,000 * VERSATILE ACCOMMODATION * EXTRA LARGE PLOT * OUTBUILDING/WORKSHOP * TWO RECEPTION ROOMS * A fully detached home that is larger than it appears with the advantages of an attractive kitchen breakfast room with a separate utility, a contemporary downstairs shower room, and a generously sized lounge. There is also ample parking, an attached garage, and an additional outbuilding/workshop. The property is located in a fantastic location being close to the popular seafront amenities and Canvey High Street.

- Fully detached chalet on large plot
- Two reception rooms
- Separate utility room
- Large wrap around garden with outbuilding/workshop
- Beachfront and seafront amenities on doorstep
- Three/four bedrooms
- Impressive kitchen breakfast room
- Ample parking and attached garage
- Short walk to Canvey High Street
- Castle View School catchment

Labworth Road

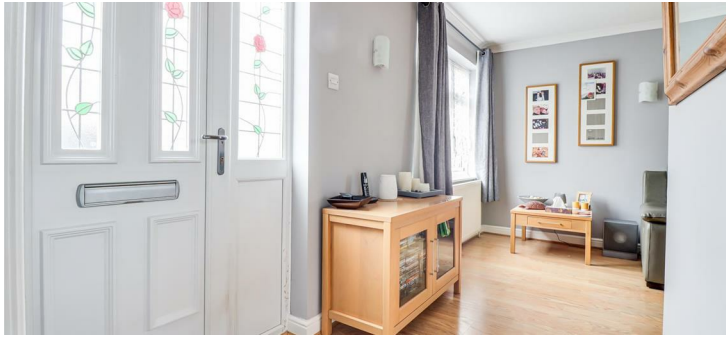
Canvey Island

£400,000

Guide Price



Labworth Road



Frontage

Offers parking for at least three to four vehicles, side access the rear garden, access to the garage, access to:

Entrance Hallway

5'2" x 3'11"

UPVC double glazed door to the front with an adjacent double glazed window, smooth coved ceiling, laminate flooring, opening to:

Lounge

15'10" maximum x 11'11"

Smooth coved ceiling, double glazed windows to the front and side, inset shelving with inset spotlights, radiator, and laminate flooring, opening to:

Dining Room

12'0" x 10'0"

Smooth coved ceiling with a pendant light, double glazed window to the side overlooking the garden, radiator, laminate flooring, access to:

Inner Hallway

7'9" x 2'10"

Smooth coved ceiling with inset spotlighting, laminate flooring, door to:

Kitchen Diner

18'6" x 10'11"

Smooth coved ceiling, double glazed windows to the rear overlooking the garden, double glazed French doors opening onto the garden, modern cream gloss kitchen comprising; wall and base level units with a roll edge laminate worktop, pan draws, space for a range cooker with a five ring gas hob with an extractor fan above with a stainless steel splashback, separate stainless steel sink and drainer with a mixer tap, tiled splashbacks, space for a dishwasher, breakfast bar area, built-in wine cooler, space for an American style fridge freezer, radiator, and lino flooring.

Utility Room

9'4" x 6'4"

Roll edge laminate worktop with base level units, cupboard housing a wall mounted boiler, airing cupboard, space for a washing machine, space for a tumble dryer, extractor fan, radiator, carpeted tiled flooring.

Bedroom One

15'11" x 10'0" > 7'10"

Smooth coved ceiling, double glazed windows to the front, radiator, and oak flooring.

Bedroom Four/Study

6'7" x 6'1"

Double glazed window to the side, wall and base level units with shelving and desk space, radiator, and carpeted tiles.

Family Bathroom

9'6" x 6'4"

Obscured double glazed windows to the side, smooth coved ceiling with inset spotlighting and an extractor fan, corner shower, large floating vanity unit with wash basin with a tiled splashback, low-level w/c, floating heated towel rail with a modern vertical radiator, floor to ceiling wall mounted storage cupboard, lino flooring.

Inner Hallway

Smooth ceiling with a pendant light, original wooden flooring, wooden staircase rising to the first floor.

First Floor Landing

Smooth ceiling with a pendant light, two large eaves storage cupboards, door to:

Bedroom Two

16'3" > 10'7" x 10'2"

Smooth ceiling, double glazed windows to the rear overlooking the garden, radiator, and carpet.

Bedroom Three

11'6" x 10'2"

Smooth ceiling with a pendant light, double glazed windows to the front, radiator, and carpet, built in shelving.

Wrap Around Rear Garden

Comments with a patio area with the remainder laid to lawn, established flower and tree border, large corner shingled area, access to the rear of the garage, side access to the road, outside tap, outside lighting.

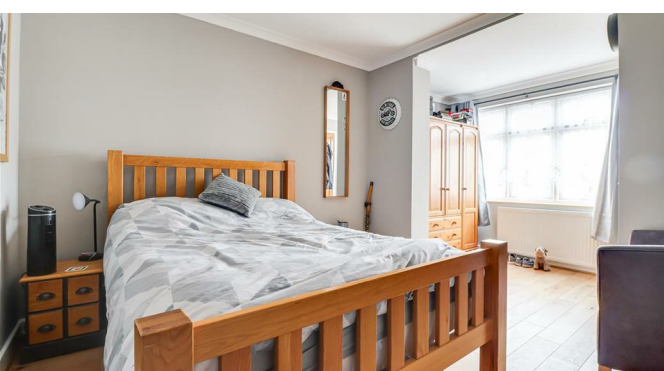
Outbuilding/Workshop

12'3" x 9'4"

Window to the front, concrete base, power and lighting, separate fuse board, workbench, PLEASE NOTE: this could be converted for a hobby room, gym, or office.

Attached Garage (unable to measure)

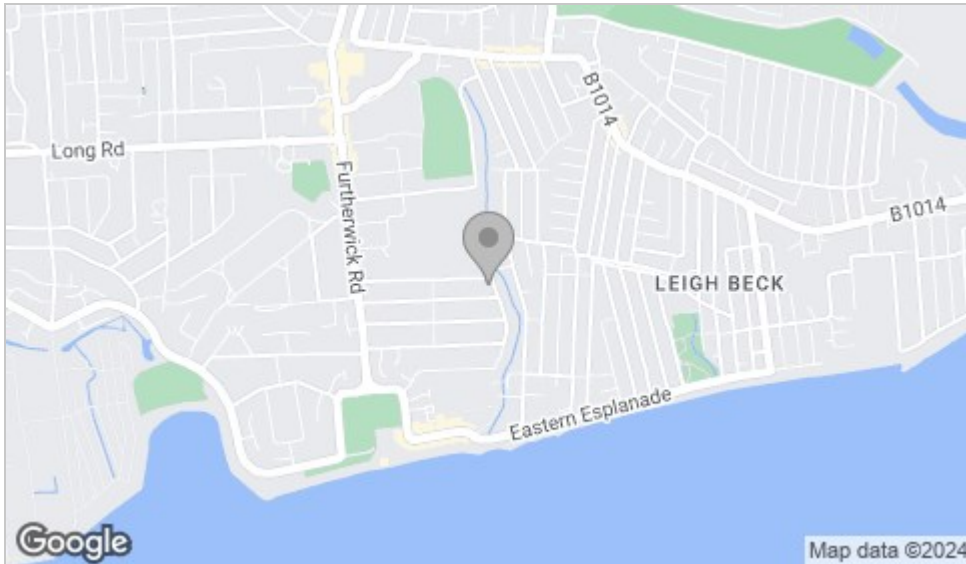
Up and over door to the front, double glazed window and door to the rear giving access to the garden, power, and lighting.



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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England & Wales		EU Directive 2002/91/EC	