



Nestled in the serene Hilversum Way of Canvey Island, this charming terraced house offers a tranquil retreat close to the bustling Canvey High Street. Boasting three generously sized bedrooms, this property features an inviting open-plan layout downstairs, perfect for modern living. The convenience of a wet room style shower room and a downstairs WC adds a touch of luxury to this lovely home. With a driveway and an attached garage that holds the potential for conversion (subject to planning), this property offers versatility and room for growth. Step outside to discover a delightful rear garden that provides a private oasis, perfect for relaxing or entertaining guests. Enjoy the peace and quiet of a garden that is unoverlooked, offering a sense of seclusion in this desirable location. Don't miss the opportunity to make this house your home and enjoy the best of both worlds - a peaceful haven in a prime location close to amenities.

- Terraced family home
- 3 great size bedrooms
- Downstairs WC
- Wet room style shower room
- Quiet turning close to Canvey High Street
- Driveway and attached garage
- Generously sized lounge diner
- Built in wardrobes to bedroom one
- Entrance hallway
- Convenient access on and off Island

## Hilversum Way

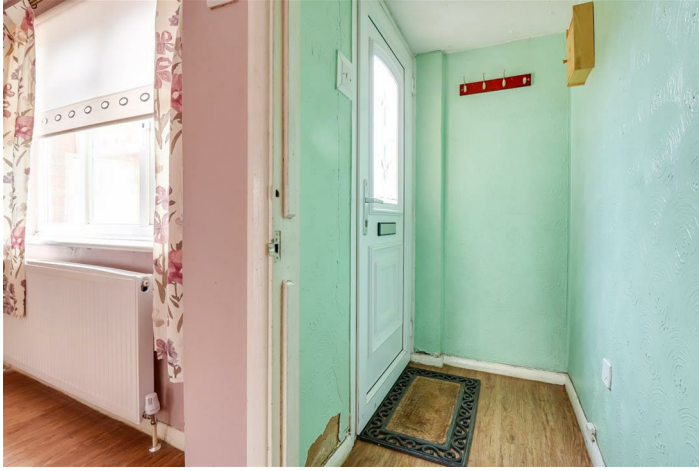
Canvey Island

**£300,000**





# Hilversum Way



## Frontage

Green picket fence perimeter, driveway for at least two large vehicles, access to the garage, access to:

## Hallway

5'0" x 3'0"

UPVC double glazed door to the side, vinyl flooring, door to:

## Lounge Diner

25'0" x 11'3" > 8'5"

Coved ceiling, double glazed windows to the front, double glazed window to the rear, double glazed French doors that open out onto the garden, two radiators, feature fireplace with a wooden surround, vinyl flooring, opening to:

## Kitchen

10'11" x 7'4"

Wooden shaker style kitchen comprising of; wall and base level units with a roll edge laminate worktop, space for a range cooker with an extractor fan above, tiled splashback, 1.5 stainless steel sink and drainer with a chrome mixer tap, open shelving area, space for a washing machine, space for a fridge freezer, tiled flooring.

## Downstairs W/C

8'5" x 2'4"

Low-level w/c, wall hung wash basin with tiles splashback, vinyl flooring, airing cupboard, extractor fan.

## Inner Hallway

5'7" x 2'7"

Carpeted stairs to the first floor, vinyl flooring.

## First Floor Landing

Loft hatch, pendant light, carpet, double radiator, two large storage cupboards one housing a wall mounted Gloworm boiler.

## Bedroom One

11'11" x 11'3" > 9'0"

Double glazed windows to the rear overlooking the garden, range of fitted wardrobes and top boxes, shelf, double radiator, carpet.

## Bedroom Two

13'0" x 8'11" > 6'10"

Fanlight, double glazed windows to the front, double radiator, carpet.

## Bedroom Three

10'9" x 8'6"

Fanlight, double glazed windows to the front, base level cupboard, built in wardrobe with a top box, radiator, carpet.

## Wet Room Style Shower Room

8'2" x 5'3"

Obscured double glazed window to the rear, extractor fan, electric power shower, wall hung wash basin, low-level w/c, fully tiled walls.

## Rear Garden

Commences with a patio area with the remainder laid to lawn with a further patio area to the rear leading to the garden shed, outside tap, outside lighting.

## Attached Garage

17'0" x 7'10"

Up and over door to the front, power, light and workbench.

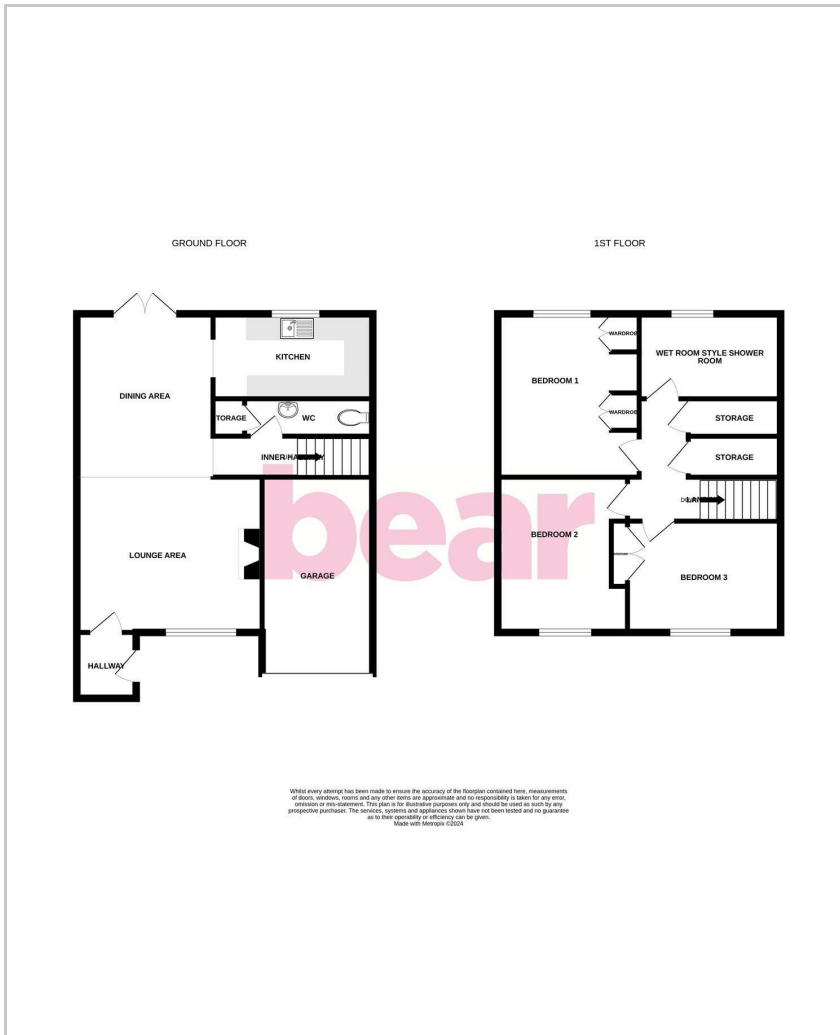
## Agents Notes:

The Gloworm boiler is 21 months old and had a service in May 2024.

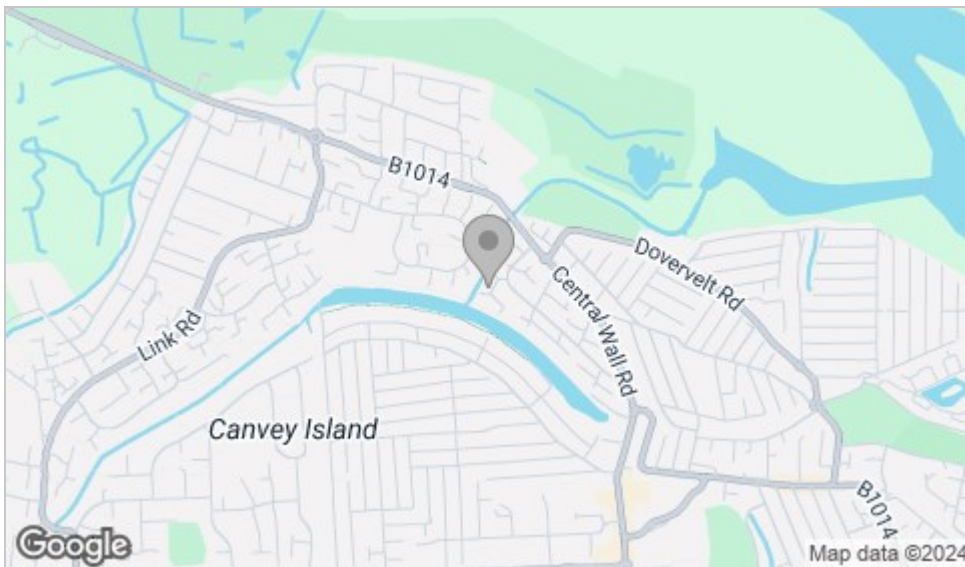




# Floor Plan



## Area Map



## Viewing

Please contact our Canvey Island Office on 01268 988 688 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	