



*15 Zealand Drive*



**15 Zealand Drive  
Canvey Island  
Essex  
SS8 8NW**

**Guide Price £350,000**



Guide Price £350,000 to £375,000

This four-bedroom detached house located in a cul de sac off Point Road on Canvey Island offers a fantastic opportunity for those looking for a property to refurbish and decorate according to their taste. With an 'L' shaped lounge/diner, a separate dining room, and a utility room connecting to a limited-length garage. The first floor features a double bedroom and three further bedrooms, as well as a bathroom. To arrange an appointment to view please contact our office on 01268 699599



**Hall**

Modern entrance door into the hall with stairs connecting to the first floor, radiator, kitchen door and also to the lounge/diner.

**Lounge/Diner**

17' x 15'9 reducing to 11' (5.18m x 4.80m reducing to 3.35m)

Double glazed window to the front elevation, further window to side, radiator, textured ceiling

**Cloakroom**

The suite comprises a low-level WC and wash hand basin, partly tiled to walls.

**Kitchen**

15' x 13'6 (4.57m x 4.11m)

Space, if needed, for a small dining room table, double-glazed sliding patio doors opening onto the garden, a doorway into the dining room or additional bedroom, and a doorway into the utility room. Oak style units and drawers at base level with work surfaces over, inset stainless steel sink, inset four ring gas hob and eye level oven, matching units at eye level

**Utility Room**

Double glazed window to rear, radiator, plumbing facilities for washing machine, garage door.

### **Dining Room or additional Bedroom**

11'2 x 6'7 (3.40m x 2.01m )

Patio doors opening onto the garden, laminate flooring, obscure window to side.

### **First Floor Landing**

With a small storage cupboard, access to the loft, and doors off to the accommodation.

### **Bedroom One**

18' x 11'1 (5.49m x 3.38m)

A good size main bedroom, double-glazed windows to front and rear elevations, and two radiators.

### **Bedroom Two**

8'4 x 7'9 (2.54m x 2.36m)

Double-glazed window to front, radiator.

### **Bedroom Three**

11' x 6'11 (3.35m x 2.11m)

Double-glazed window to the rear, radiator.

### **Bedroom Four**

8'11 x 6'10 (2.72m x 2.08m)

Double-glazed window to rear, radiator.

### **Bathroom**

A modern three-piece suite comprising panelled bath, low-level WC and wash hand basin, double glazed window to side, radiator.

### **Exterior**

#### **Front Garden**

Parking to the front, which connects to the garage.

#### **Garage**

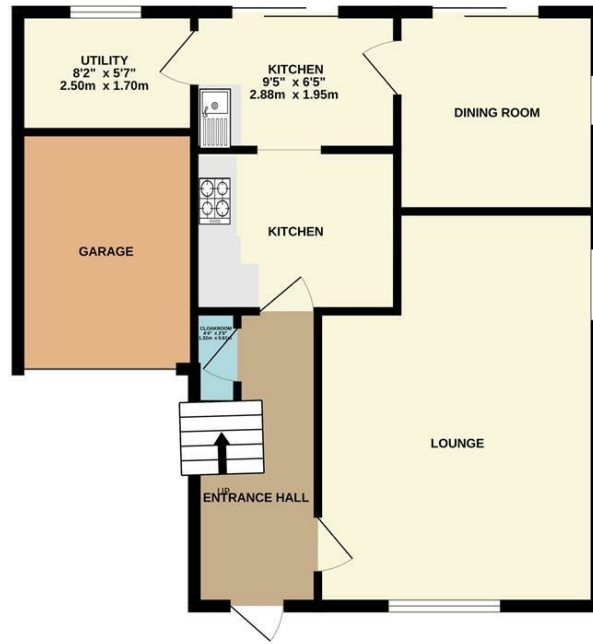
Which is limited in length, measures 10 feet, and has access to the property.

#### **Rear Garden**

Side access as well, fenced to boundaries, shed (to remain), mainly laid to gravel.



GROUND FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.1 sq.m.) approx.

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