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RICHARD  
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## 40 Castle View Road Canvey Island, Essex SS8 9FD Asking Price £645,000

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- \*\* Popular Castleview Location
- \*\* One of the most sought after roads in this area and set within a cul-de-sac
- \*\* UPVC double glazed doors throughout
- \*\* Gas fired central heating
- \*\* Double size garage with electric up and over door
- \*\* Ample block paved parking to the front
- \*\* South facing well maintained rear garden
- \*\* Dining room,
- \*\* Spacious lounge
- \*\* Superb double-glazed conservatory
- \*\* Kitchen 17'9x10'8
- \*\* Ground floor study/utility room
- \*\* Spacious first-floor landing
- \*\* Five double size bedrooms
- \*\* Outstanding en-suite bathroom to the master bedroom plus family shower room
- \*\* Large shed to the rear of the garden

### Hall

UPVC double glazed entrance door into the hall with double glass doors opening into the lounge, further doors off to the accommodation. Double storage cupboard, radiator, coved and textured ceiling, further door opening into the garage. Spotlights.

### Cloakroom



A modern two piece white suite comprising low-level w/c with push, wash hand basin, radiator, double glazed window to the side, laminate style flooring.

### Lounge 21'8x12'8 (6.60mx3.86m)



A good size elegant lounge with UPVC double glazed French doors opening onto the double glazed conservatory, part wallpaper decor with dado rail, picture rail, coved and textured ceiling, feature fireplace and radiator, square opening through into the dining room.

### Dining Room 12'8x10'9 further 2'2 into the bay window (3.86mx3.28m further 0.66m into the bay window)

Radiator, part wallpaper decor, coved and textured ceiling, the independent door connecting into the hall.

### Conservatory 12'6x12'8 (3.81mx3.86m)



Double glazed windows to three elevations to the rear, double glazed doors opening on the side to the garden, vaulted glass roof.

### Study 11'1x5'9 (3.38mx1.75m)

Double glazed window to the side, radiator.

### Kitchen 17'9x10'8 (5.41mx3.25m)

Ample space if required for dining room table. An extensive range of light wood fronted units and drawers to three walls with extensive work surfaces over, space and plumbing for washing machine, inset sink and inset ceramic hob with oven under and overhead extractor, units at eye-level with glass display cabinets, coved to flat plastered ceiling with spotlights set into the ceiling, laminate style flooring, double glazed UPVC window to the rear with double glazed UPVC French doors opening onto the garden.

**First Floor Landing 14'x7'5 (4.27mx2.26m)**

Double glazed window to the front elevation, coved and textured ceiling, spotlights, access to loft, airing cupboard, white panel doors off to the accommodation.

**Bedroom One 14'9x12'8 (4.50mx3.86m)**

Double glazed window to the rear, radiator, laminate flooring. Extensively fitted wardrobes.

**En-Suite**

Outstanding en-suite bathroom with large walk-in shower cubicle with shower screen and wall mounted shower, Victorian style white roll top pedestal bath, low-level w/c and vanity unit with inset wash hand basin, tiled to the walls and floor in ceramics, obscure double glazed UPVC window to the side, chrome towel rail.

**Bedroom Two 12'8x11'2 (3.86mx3.40m)**

Double glazed window to the front, radiator. Extensively fitted wardrobes

**Bedroom Three 11'9x11'5 (3.58mx3.48m)**

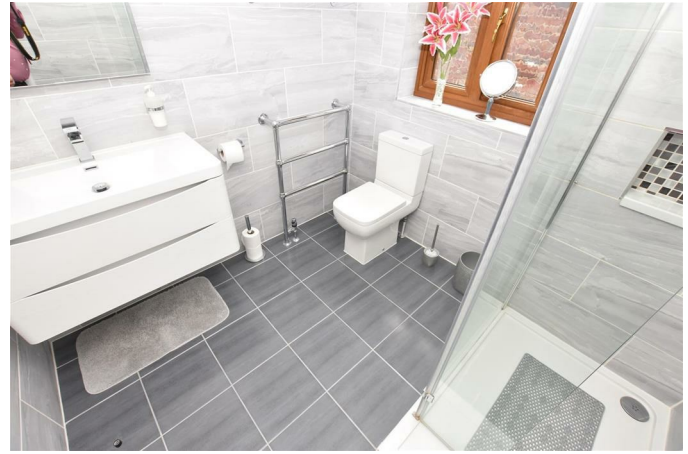
Double glazed window to the front, laminate flooring, radiator, coved to flat plastered ceiling. Extensively fitted wardrobes.

**Bedroom Four 10'8x10'7 (3.25mx3.23m)**

Double glazed window to the rear elevation, laminate flooring. Extensively fitted wardrobes.

**Bedroom Five 10'8x6'8 (3.25mx2.03m)**

Double glazed window to the rear, laminate flooring, radiator, coved and textured ceiling

**Shower Room**

Superb three piece suite comprising white low-level w/c, large white sink with cupboards under and large walk-in shower cubicle with screen and wall mounted shower, tiling to the walls and floor in ceramics, UPVC double glazed window to the side, chrome towel rail.

**Front Garden**

Ample parking to the front and block paved, access to the garage.

**Double Garage 16'8x14'9 (5.08mx4.50m)**

Power and light, electrically operated up and over door

**Rear Garden**

Larger than average and quite secluded and faces South. A beautiful rear garden with enclosed block paved patio area with the remainder being mainly laid to lawn with flower borders and pathway connecting to a large shed which is located at the rear of the property with power and light.

**Ground Floor**  
Approx. 127.1 sq. metres (1367.6 sq. feet)



**First Floor**  
Approx. 99.0 sq. metres (1065.4 sq. feet)



Total area: approx. 226.0 sq. metres (2433.0 sq. feet)

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	
56	74
England & Wales	
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	
England & Wales	
EU Directive 2002/91/EC	

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