



40 Crescent Road



40 Crescent Road Canvey Island SS8 7LB

£315,000



Ideally positioned within a short walking distance of the Sea Front and Recreational playing fields is this attractive and extended Three Bedroom Semi Detached chalet style home benefitting from a Southerly facing and much larger than average rear garden. The property consists of an entrance hall connecting to a good-sized lounge to the front, a separate sitting room and modern kitchen/diner, a ground-floor bathroom and a separate wc. To the first floor are three well-proportioned bedrooms with an added feature of a walk-in wardrobe to bedroom one, garage and driveway to the front providing additional off-street parking, viewing comes strongly recommended to avoid any disappointment.



Entrance Hall

The property is approached by a side-obscured double-glazed entrance door leading to the entrance hall, radiator, laminate wood flooring, stairs connecting to the first-floor accommodation, panelled doors leading to the accommodation.

Lounge

16'4 x 9'9 (4.98m x 2.97m)

UPVC double-glazed window to the front elevation, further UPVC double-glazed windows to the side elevations, two radiators, tv and power points, coving to ceiling, feature fireplace.

Sitting Room

12'6 x 10' (3.81m x 3.05m)

Radiator, coved to ceiling, power points, opening onto the kitchen

Kitchen/Diner

11'5 x 10'9 (3.48m x 3.28m)

UPVC double-glazed window overlooking the rear garden, obscure double-glazed door providing access, radiator, single drainer molded sink unit inset to a range of rolled edge worksurfaces with white finished units at base and eye level, four-ring inset gas hob with stainless steel extractor over and back plates, double oven to the side, ceramic tiled splashback, space for table and chairs as

desired, panelled door leading to small utility area with wall mounted boiler (which we are advised was installed in December 2023), plumbing and space for washing machine, eye level units and further panelled door providing access to the cloakroom

Ground Floor Cloakroom

Obscure double glazed window to the side, radiator, low level flush wc

Ground Floor Bathroom

Obscure double-glazed window to the side, modern white suite comprising of low-level push flush wc, wash hand basin inset into vanity unit below, panelled bath with fitted shower and curtain over, heated towel rail, ceramic tiling to the walls and floor, coved to ceiling.

First Floor Landing

Access to loft via hatch and further panelled doors leading to accommodation

Bedroom One

14'1 x 11' (4.29m x 3.35m)

UPVC double glazed window to the front and side elevations, radiator, power points, doorway providing access to a walk-in wardrobe area

Bedroom Two

11'3 x 9' (3.43m x 2.74m)

UPVC double glazed window to side elevation, radiator, power points, fitted wardrobe style cupboards to one wall

Bedroom Three

8'9 x 8'7 (2.67m x 2.62m)

UPVC double-glazed window to the rear, radiator, power point.

Exterior

Rear Garden

As mentioned previously the property benefits from a much larger than average Southerly facing rear garden being a real feature of the property and commences with paved patio and pathways to a majority of a laid to lawn garden with timber shed to the rear, established trees and shrubbery, external tap, concreted area to the side with gate providing access to the front

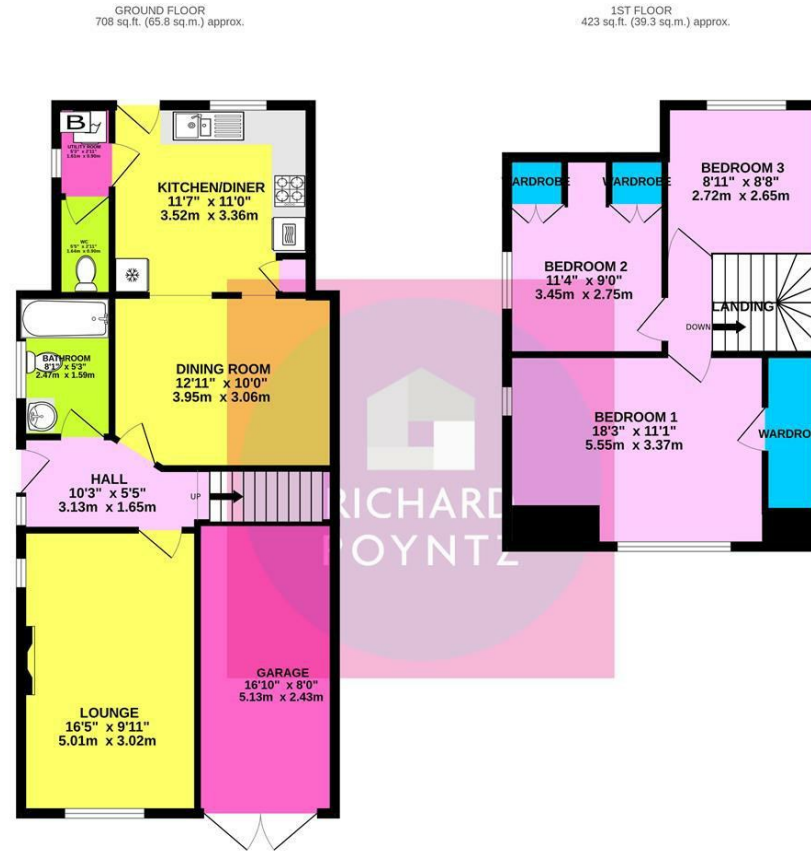
Garage

Single garage with power and light connected, twin doors leading to driveway providing additional off street parking.

Front Garden

Mainly laid to concrete providing off street parking for one to two vehicles





TOTAL FLOOR AREA: 1131 sq.ft. (105.1 sq.m.) approx.
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