



15b Maurice Road



**15b Maurice Road
Canvey Island
SS8 7JL**

£367,500



This spacious three-bedroom house is conveniently located just off the High Street, close to local shops, the seafront, and the town centre. It has double-glazed windows, gas-fired heating, and parking at the front. On the ground floor, there is an entrance hall with a cloakroom. Towards the rear, a generously sized kitchen leads to a large 'L' shaped through lounge/diner. Upstairs are three well-proportioned bedrooms, with the main bedroom being particularly spacious. Completing the accommodation is a separate bathroom and a WC. The garden is larger than average, and there is an attached garage.



Entrance Hall

Composite entrance door into the hall with stairs connecting to the first floor, white panelled doors to the cloakroom, kitchen and lounge

Lounge/Diner

19'8 x 13'4 reducing to 10'3 (5.99m x 4.06m reducing to 3.12m)

A size 'L' shaped lounge through the diner with ample space if needed for a dining room table, double-glazed windows to front and rear elevations, two radiators, laminate flooring, coving to ceiling, and access into the kitchen.

Kitchen

13'2 x 10'3 (4.01m x 3.12m)

Double-glazed window to the rear elevation with adjacent double-glazed door, obscure double-glazed window to the side, built-in larder style cupboard, an extensive range of white units and drawers at base level with space and plumbing facilities for washing machine (which we understand is to remain) electric oven is also included, rolled edge work surfaces with inset stainless steel double sink with mixer taps, extractor unit, matching units at eye level.

Cloakroom

Suite comprising low level WC, vanity unit with inset wash hand basin, double glazed window to the front

First Floor Landing

Double glazed window to the side, white panelled doors off to the accommodation

Bedroom One

15'2 x 9'7 (4.62m x 2.92m)

A good-sized main bedroom, double-glazed to the front elevation, laminate flooring, radiator, and flat plastered ceiling.

Bedroom Two

11'10 x 9'5 (3.61m x 2.87m)

Double glazed to rear, wardrobes to remain, radiator, laminate flooring.

Bedroom Three

10'4 x 8'9 (3.15m x 2.67m)

Double-glazed window to front, laminate flooring, radiator.

Bathroom

Double glazed window to rear, tiling to walls, chrome towel rail, shaped spa style bath with shower screen and wall mounted shower,

First Floor WC

low-level WC and wash hand basin, obscure double-glazed window to the rear elevation.

Exterior

Front Garden

There is off-street parking to the front, which connects to the garage. The remainder is enclosed by low-level fencing and a gate to the front. There is side access to the rear garden.

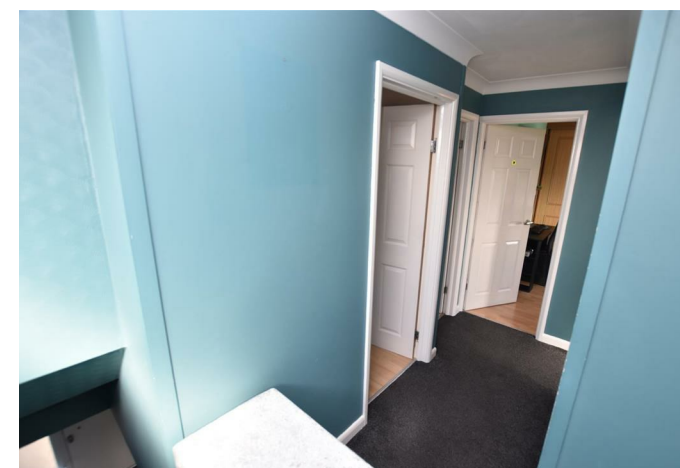
Rear Garden

The rear garden is larger than average, occupying a wider than average plot, fenced to the boundaries, there is side access, offers plenty of privacy and seclusion as it backs onto other bungalows, and has a large patio area with the remainder being mainly laid to lawn, there is also a shed (which is to remain).

Garage

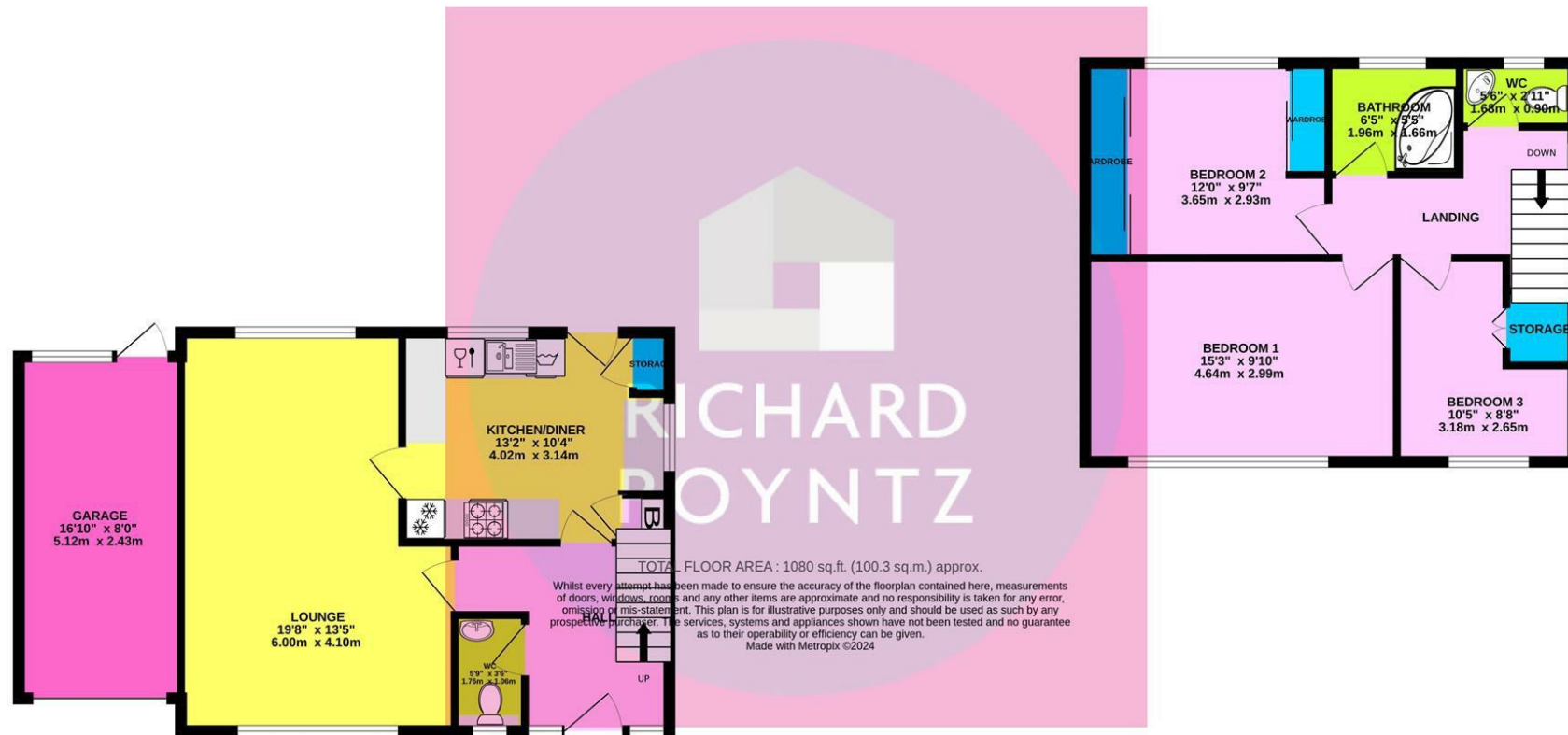
16'7 x 8'2 (5.05m x 2.49m)

Up and Over door and door into garden



GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.

1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



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