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## 34 Bommel Avenue Canvey Island, Essex SS8 7QT Asking Price £450,000

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This sought-after Leigh Beck location is surrounded by beautiful coastal areas and green spaces offering plentiful fresh air and incredible views all a moment's walk away.

This genuinely stunning four-bedroom detached house was built and constructed by the current owners to a high & their own specification with no expense spared and has since been extended. Features include a stylish Kitchen breakfast room with fitted with high-end appliances, a separate open planned dining room, an elegant Through lounge with bi-fold doors onto the garden & oak flooring. Separate utility room and good-sized integrated garage. To the first floor four well-proportioned bedrooms together with an en-suite shower room to Bedroom one and a further family shower room. Viewing comes strongly advised.

- \*\* Outstanding modern four-bedroom detached family home
- \*\* Built to the current occupier own specification
- \*\* Finished to a high level throughout
- \*\* Elegant through lounge with double glazed bi-fold doors leading onto the rear garden
- \*\* Superb high gloss fitted kitchen with Bosch integrated appliances
- \*\* Open plan and separate dining room to the rear
- \*\* Ground floor cloakroom
- \*\* Separate utility room
- \*\* Four well-proportioned bedrooms on the first floor
- \*\* En-suite shower room to bedroom one
- \*\* Three-piece family shower room
- \*\* Patio and lawned rear garden with brick-built shed
- \*\* Larger than average garage with power-assisted door
- \*\* Driveway

### Hall



Central composite entrance door with obscure double glazed panels, and obscure double glazed window to the side leading to the entrance hall. A good size entrance hall with Oak fitted wood flooring, coved to flat plastered ceiling, stairs to the first-floor accommodation with a good size storage cupboard below, radiator with cover, panel doors off to the accommodation.

### Cloakroom

Obscure double glazed window to the front elevation. A modern white suite comprising of a push flush w/c, wash hand basin inset into a vanity unit below, chrome heated towel rail with splashback tiling, and complimentary

ceramic tiling to the floor, coved to flat plastered ceiling with downlighting.

### Lounge 18'6x11'9 (5.64mx3.58m)



An elegant through room with UPVC double glazed window to the front, and matching UPVC double glazed bi-fold doors leading directly onto the rear garden, Oak wood flooring continued, radiator, TV, and power and points, coved to flat plastered ceiling.

### Kitchen 14'4x9'9 (4.37mx2.97m)



A truly outstanding kitchen with a range of square-edge work surfaces to the majority of the sides with an extensive range of high gloss finished units at base and eye-level, integrated Bosch appliances including four ring electric hob with stainless steel extractor, and canopy over, eye-level double oven to the side, integrated fridge/freezer, washing machine, and dishwasher all to remain, modern vertical style radiator, tiling to the splashbacks, and complimentary ceramic tiling to the floor, breakfast bar area, various power points, coved to flat plastered ceiling with downlighting, open plan leading to the separate dining room.





### Utility Room 7'9x7'6 (2.36mx2.29m )

Flat plastered ceiling, a range of rolled edge work surfaces with space below for domestic appliances, double storage cupboard, tiled floor, power points, and radiator. Personal door providing access to the garage.

### First Floor Landing



### Dining Room 17'7x7'2 (5.36mx2.18m )



UPVC double glazed windows to the rear, and UPVC double glazed French doors to the side providing access, Oak wood flooring, radiator, two further double glazed windows to the ceiling providing additional light, covered to flat plastered ceiling with downlighting.

UPVC double glazed window to the front elevation, covered to flat plastered ceiling with down lighting, power points, and panel doors off to the accommodation.

### Bedroom One 14'2x9'6 plus recess (4.32mx2.90m plus recess )



UPVC double glazed window to the front elevation, radiator, power points, covered to flat plastered ceiling, wardrobe cupboard to the side, carpet.



further free standing wardrobe which we are advised is to remain, power points.

**Bedroom Four 9' x 6'7 (2.74m x 2.01m)**

UPVC double glazed window to the rear, radiator, power points, coved to flat plastered ceiling, carpet.

**Family Shower Room**



**En-Suite**



Obscure double glazed window to the rear elevation. A modern white suite comprising of low-level push flush w/c, wash hand basin inset into a vanity unit, large fully tiled shower with glass screening, chrome heated towel, tiling to the balance of walls and floor, extractor fan, flat plastered ceiling with downlighting, door to airing cupboard with fitted shelving, radiator.

**Front Garden**

Paved patio driveway and pathways, lawned gardens with brick retaining wall, external lighting.

**Rear Garden**



Obscure double glazed window to the rear. A modern white suite comprising of low-level push flush w/c, wash hand basin inset to a vanity unit below, tiled shower with screening, chrome heated towel rail, complimentary ceramic tiling to the balance of walls and floor, flat plastered ceiling with downlighting, shaver point, extractor.

**Bedroom Two 10'4x9;9 (3.15mx2.74m;2.74m)**



To the rear of the property extends a paved patio with the remainder being laid to lawn, established shrubbery borders, external tap and lighting, side pathway and gates to either side, brick built shed to one corner.

UPVC double glazed window to the front, radiator, coved to flat plastered ceiling, twin fitted wardrobes, TV and power points, carpet.

**Bedroom Three 8'6x8'5 (2.59mx2.57m )**

UPVC double glazed window to the front, radiator, power points, coved to flat plastered ceiling, wardrobe cupboard,

**Garage 18'6x9'8 (5.64mx2.95m )**

Power and light connected, power-assisted door to the front, and personal door from the utility room.



GROUND FLOOR  
899 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR  
569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1468 sq.ft. (136.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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