



28 Waarden Road



28 Waarden Road Canvey Island Essex SS8 9AB

Offers Over £400,000



PRICED FOR A QUICK SALE

This Tudor-style house was built in the 1970s and features original beams dating back to the 17th century. Recently, solid pine flooring has been installed throughout the house. The garden is beautifully landscaped with lawns, flowering plants, and bushes, and it was designed by a resident Royal Horticultural Society (RHS) graduate. The entrance hall leads to a large dining/living room with French doors providing direct garden access. A separate Kosher kitchen/diner with separate dairy and meat facilities features a large island with a breakfast bar and provides access to the utility room. The utility room houses a new boiler, a washing machine, a dryer, and a super-sized American fridge freezer. The kitchen also has access to the dining room and a door that leads to the garden/decking area. Additionally, there is a ground-floor cloakroom with a W.C.

On the first floor, a staircase leads to a large family bathroom with a shower. The extra-large principal bedroom features an en-suite shower room and fitted wardrobes. Bedroom two is a spacious double room with a Tudor-style window. Bedroom three is also a double bedroom and has views of the lake. Bedroom four is a double bedroom with fitted wardrobes and views of the garden.

The garden features a large rose bed, a separate hydrangea bed, and Jasim climbing plants. A large decking area with potted plants and a separate sun patio provides access from the street. The garden also has a separate detached annexe with an en-suite shower, a lounge/study area, and access from the street.



Hall

Cloakroom

Extra Large Living room / Dining
28'1x12'8 (8.56mx3.86m)

Kitchen
13'9x12'9 (4.19mx3.89m)

Utility Room

6'3x6'3 (1.91mx1.91m)

First Floor Landing

Bedroom One

16'5x12'10 into wardrobes (5.00mx3.91m into wardrobes)

En-Suite

Bedroom Two

11'9x9'8 (3.58mx2.95m)

Bedroom Three

13'9x8'9 (4.19mx2.67m)

Bedroom Four

9'1x8'10 (2.77mx2.69m)

Loft Room

Bathroom

Front Garden

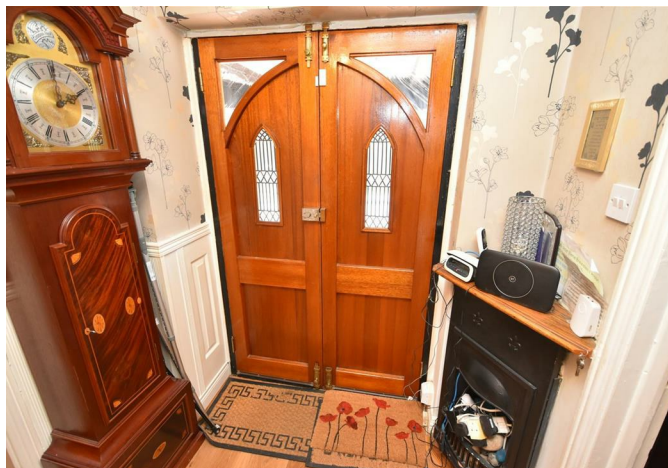
Rear Garden

Self Contained Annexe

17'1x14'5 (5.21mx4.39m)

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Annexe Shower Room



GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.



1ST FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA: 1591 sq.ft. (147.8 sq.m.) approx.

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