



*63a Central Wall Road*





**63a Central Wall Road  
Canvey Island  
Essex  
SS8 9PJ**

**£375,000**



Get ready to discover your dream home! This stunning, modern three-bedroom detached house is in a prime location, close to local shops and green spaces and has easy access to Canvey Island Town Centre and Benfleet Railway Station. As you step inside, you'll find a modern fitted kitchen, a spacious lounge with French doors leading out to a generously sized garden, and a separate dining room. Moving upstairs, you'll find three double bedrooms, with the main bedroom being particularly spacious and featuring an en-suite bathroom. The family bathroom completes the accommodation. Externally, there is ample off-street parking for up to three vehicles. With its perfect location and modern amenities, this is the home you've been dreaming of.



**HALL**

Double-glazed entrance door into a spacious hall with tiling to the floor. Radiator. Stairs to the first floor, doors off to the accommodation.

**LOUNGE**

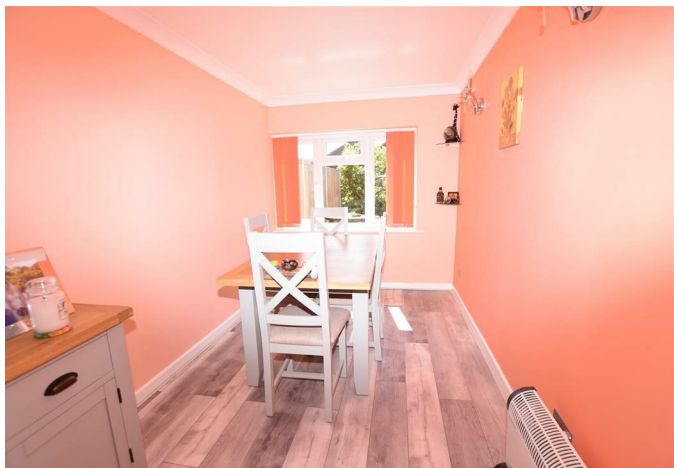
15'5 x 13'2 (4.70m x 4.01m)  
Double-glazed French doors connect to the garden at the rear, with adjacent double-glazed windows to either side. A further double-glazed window is on the side elevation. The feature fireplace has an inset electric fire. There is coving to the ceiling. A door connects to the dining room.

**DINING ROOM**

14'4 x 7'4 (4.37m x 2.24m)  
Double-glazed window to the rear. Coving to the ceiling. Radiator.

**KITCHEN**

13'10 x 10'7 (4.22m x 3.23m)  
A good-sized kitchen is at the front of the property. Double-glazed window to the front elevation and double-glazed door to the side. Extensive range of modern white units and drawers at base level with working surfaces over, inset white 1¼ drainer sink with mixer taps, inset ceramic hob with oven under and overhead





extractor unit, tiling to the walls. Matching units at eye level. Plumbing facilities for washing machine. Cupboard housing gas-fired boiler. Door to the cloakroom.

#### **CLOAKROOM**

Low-level w/c with push flush. Wash hand basin. Radiator.

#### **FIRST FLOOR LANDING**

Double-glazed window to the side elevation. Access to the loft. Doors off to the accommodation.

#### **BEDROOM ONE**

15'5 x 11'4 (4.70m x 3.45m)

Double-glazed window to the rear. Radiator. A good-sized main bedroom. Door to en-suite bathroom.

#### **EN-SUITE BATHROOM**

9'3 x 6'8 (2.82m x 2.03m)

The suite is comprised of a white panelled bath, vanity units with an inset wash hand basin, and a large double shower cubicle with a shower. Tiling to the walls and floors in ceramics.

#### **BEDROOM TWO**

10'11 x 10'8 (3.33m x 3.25m)

Double-glazed window to the front elevation. Radiator.

#### **BEDROOM THREE**

11'4 x 10'6 (3.45m x 3.20m)

A good size third bedroom, again a double. Double-glazed window to the front. Coved to flat plastered ceiling.

#### **BATHROOM**

A modern three-piece white suite comprising low-level WC with push flush, pedestal wash hand basin and white panelled bath with shower attachment. Tiled to the walls and floor in ceramics. Wall mounted towel rail. Obscure double glazed window to the side.

#### **FRONT GARDEN**

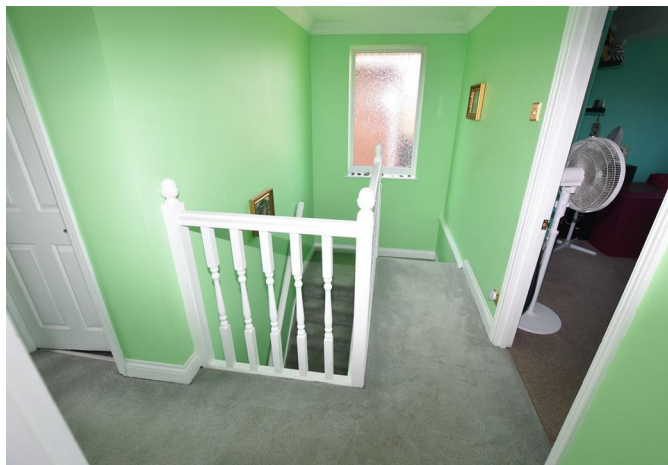
Ample parking for at least three vehicles to the front connecting to a garage.

#### **GARAGE**

Up and over door. Power connected.

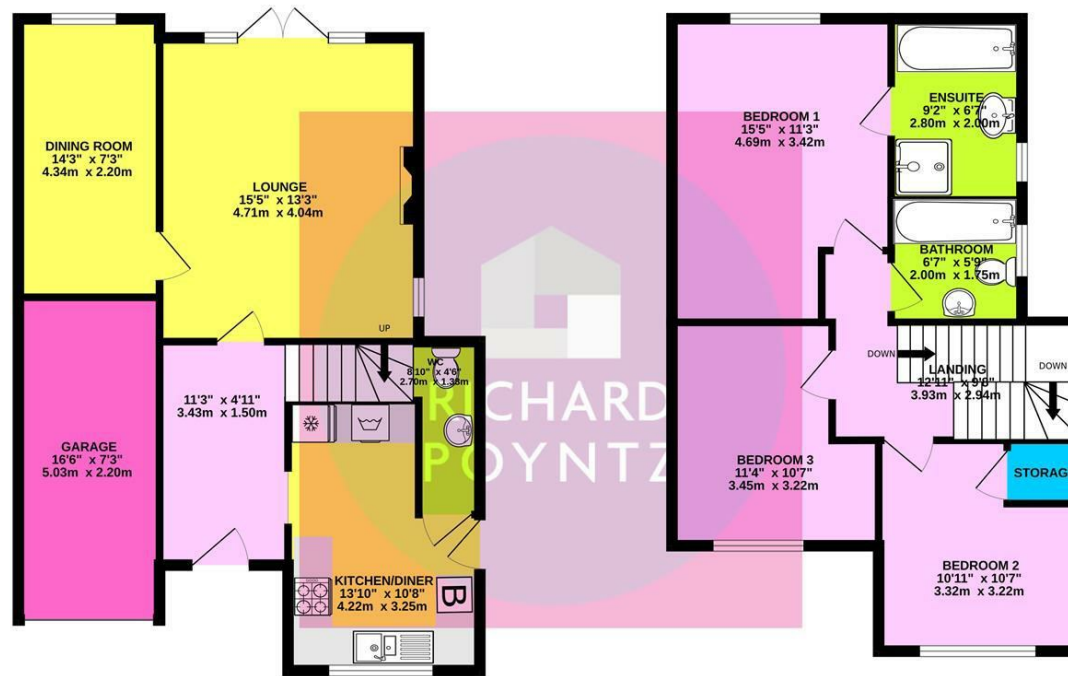
#### **REAR GARDEN**

Larger than average, mainly brick block paved with fencing to the boundaries.



GROUND FLOOR  
667 sq.ft. (61.9 sq.m.) approx.

1ST FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1242 sq.ft. (115.4 sq.m.) approx.

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