



77 Waarden Road



**77 Waarden Road
Canvey Island
Essex
SS8 9AR**

OIEO £270,000



This spacious one-bedroom detached bungalow is within walking distance of the town centre and shops.

It occupies a larger-than-average plot for a property of this style. The property features an entrance hall connecting to a good-sized lounge, a modern kitchen/diner with space for a four-seater breakfast bar/table and chairs, a double bedroom to the front, and an attractive three-piece white shower room—additionally, the property benefits from UPVC double glazing and gas heating via radiators. Externally, there is a lawned garden to the rear, extending to the side, and off-street parking to the front. This property requires an internal inspection to appreciate its unique accommodation fully.



Hall

UPVC entrance door leads to the entrance hall, which has a Victorian-style vertical radiator and panel doors off to the accommodation.

Lounge

15'2x12'5 (4.62mx3.78m)

This is a particularly good-sized room with a UPVC double-glazed window to the front elevation and two UPVC double-glazed windows to the rear. It has Victorian-style radiators, one vertically mounted with a carpeted floor, TV and power

points, a coved flat plastered ceiling with down lighting, and an Arch leading to the kitchen/diner.

Kitchen/Diner

14'9x11'5 max (4.50mx3.48m max)

This spacious room is larger than average, with a UPVC double-glazed window to the front and double-glazed patio doors leading to the rear garden. It features a single drainer sink unit set within a range of countertops, plentiful base and eye-level units, two glazed display cabinets, a four-ring electric hob with a fitted extractor, and a

double stainless steel oven. There is plumbing and space for a washing machine and dishwasher, as well as room for a tumble dryer and fridge/freezer. There is a dedicated space for a microwave, a ceramic tiled floor, splashback tiling on the walls, a vertical radiator, power points, and a flat plastered ceiling with downlighting. Additionally, there is a fitted breakfast bar or table with space for four chairs.

Bedroom One

10'6x9'8 max (3.20mx2.95m max)

UPVC double-glazed window to the front, radiator, power points, built-in cupboard area coved to flat plastered ceiling.

Shower Room

A modern white suite comprises a low-level push-flush WC, fully tiled shower with screening, large wash hand basin with various vanity units below, chrome heated towel rail, ceramic tiling to the balance of walls, flat plastered ceiling, and obscure double-glazed window to the rear.

Front Garden

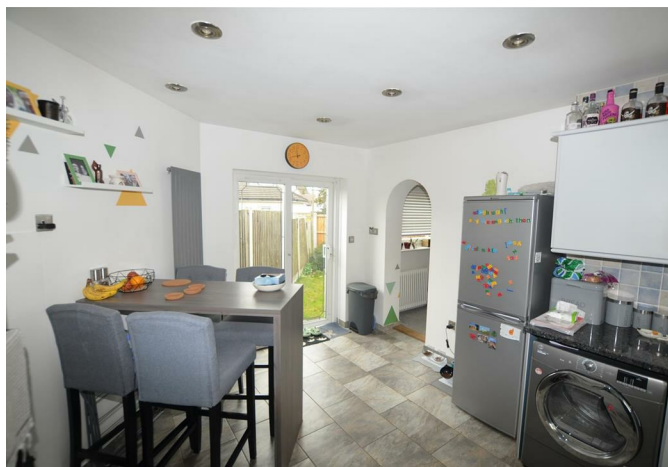
With established shrubbery and being laid to slate, the concrete driveway area provides for off-street parking as required. External lighting and fencing to the boundaries.

Rear Garden

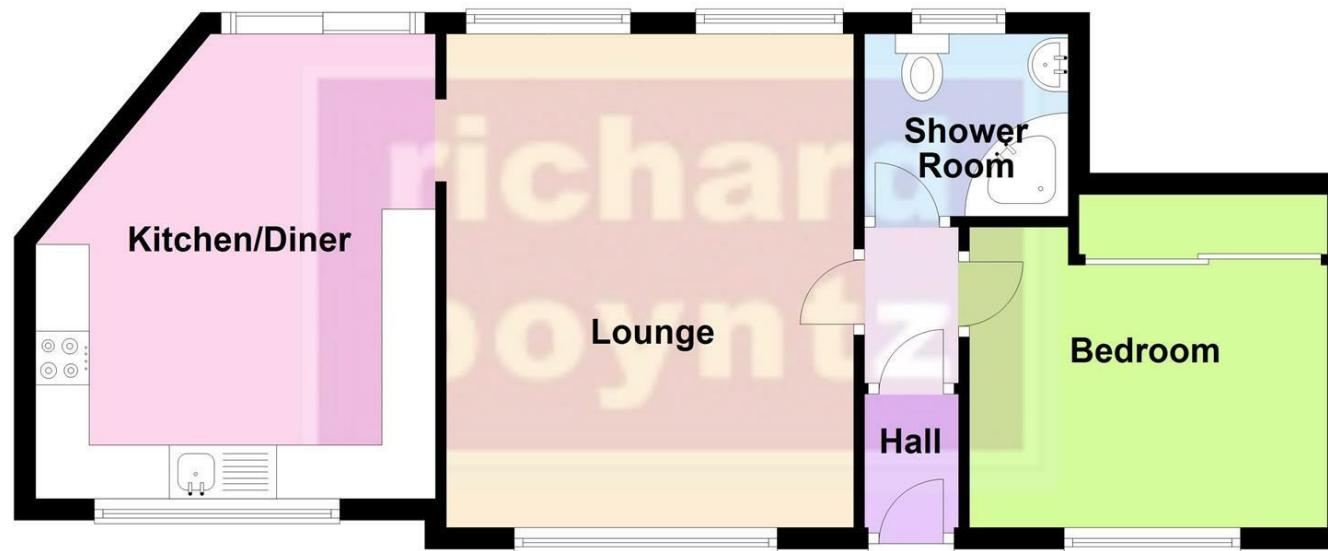
To the rear and side commencing to the rear with laid lawn garden, twin gates to the side providing further access to a concrete area and leading to the secondary patio garden area with raised shrub borders and gate giving access to the front.

AGENTS NOTE

COUNCIL TAX BAND B



Ground Floor



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