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RICHARD  
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## 9, Hardys Way Canvey Island, SS8 9PT £550,000

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\*\* Outstanding large four/five bedroom detached house situated on the popular Castle View Development being a short distance to Benfleet Train Station on the C2C train line

\*\* Spacious Living Accommodation Throughout

\*\* No Onward Chain

\*\* Stunning modern contemporary Kitchen/Family Room

\*\* Utility Room

\*\* Four well-proportioned Bedrooms

\*\* Dining Room which could be utilised as a fifth bedroom if required

\*\* Superb-sized Lounge

\*\* Larger than average Garage

\*\* Off Street Parking

\*\* UPVC double-glazed windows and doors throughout

\*\* Bi-folding doors on kitchen/family room

\*\* Three-piece family bathroom

\*\* Groundfloor cloakroom

\*\* En-suite shower room

\*\* Gas-fired central heating

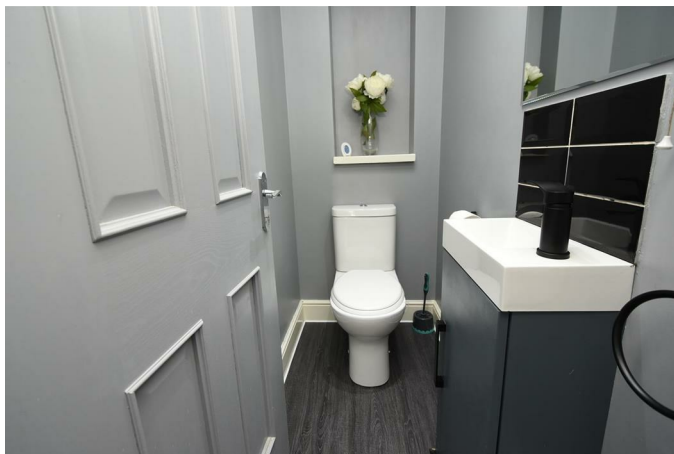
\*\* Viewing highly recommended

## Hall



UPVC entrance door to front with obscured double-glazed insets, obscured double-glazed windows inside giving access to a spacious hallway, coved textured ceiling, further obscured double-glazed window to side, radiator, stairs to first-floor accommodation with wrought iron balustrades, doors off to the ground floor accommodation, wood flooring.

## Cloakroom



Textured ceiling, two piece white suite comprising of a push flush wc, sink with mixer taps, tiling to splashback, the sink is set into a vanity unit, wood flooring.

## Lounge 20'2 x 10'8 (6.15m x 3.25m)



Excellent sized lounge which has coved textured ceiling, UPVC double glazed window to the front, two radiators, double opening doors giving access to the kitchen/family room, carpet.

## Dining Room 10'7 x 8'11 (3.23m x 2.72m)



Excellent sized room which could also be utilised as a fifth bedroom if required, coved textured ceiling, UPVC double glazed window to front elevation, radiator, carpet.

## Kitchen/Family Room 28'3 x 13'2 (8.61m x 4.01m)



An excellent sized 'L' shaped room, flat plastered ceiling with inset spotlights, four Veluxe style windows to the roof, two UPVC double glazed windows to rear elevation with large double glazed bi-folding doors giving access to the garden. two radiators, modern gloss units at base and eye level with matching drawers, built-in dishwasher (to remain), fridge freezer we understand will also remain, larder style cupboard, two double opening doors which gives access to the utility room via a further door, square edge worksurface with complimentary breakfast bar, one and a quarter stainless steel sink and drainer with chrome mixer taps, chrome water softener tap, four ring electric hob with two twin waist height ovens, tiling to splashback, ample room for table and chairs, wood flooring.

### Utility Room 14'7 x 6'6 (4.45m x 1.98m)



Originally part of the garage, textured ceiling, internal door giving access to the garage, a double glazed door to the rear giving access to the garden, base level units with worksurface over, plumbing for washing machine, space for other appliances.

### First Floor Landing

Spacious landing with coved textured ceiling, UPVC double glazed bay window to front, doors off to the accommodation and door to airing cupboard housing hot water cylinder, carpet.

### Bedroom One 19'4 x 9'4 (5.89m x 2.84m)



Excellent sized double bedroom, coved textured ceiling, two UPVC double glazed bay windows to front, carpet, door giving access to en-suite.

### En-Suite Shower Room



Flat plastered ceiling, obscured UPVC double window to rear, attractive tiling to walls, vinyl floor covering, large heated chrome towel rail, push flush wc, large sink with waterfall style chrome mixer tap set into a large vanity unit with drawers, shower tray with glass screen doors, wall mounted chrome shower.

### Bedroom Two 10'9 x 9'10 (3.28m x 3.00m)



A further good sized bedroom, coved textured ceiling, UPVC double glazed window to front, radiator, carpet.

### Bedroom Three 9'11 x 8'5 (3.02m x 2.57m)



A further good sized bedroom with coved textured ceiling, UPVC double glazed window to rear, radiator.

**Bedroom Four 'L' Shaped 10'8 maximum x 9'11  
(3.25m maximum x 3.02m)**



'L' shaped room which has coved textured ceiling, UPVC double glazed window to rear, radiator, carpet.

**Bathroom**

Textured ceiling, obscured UPVC double glazed window to the rear, radiator, tiling to walls and floor, modern three-piece white suite comprising push flush wc, 'P' shaped panelled bath with glass screen with chrome mixer taps and shower attachment, sink with chrome mixer taps inset into a large vanity cupboard with drawers.

**Exterior**



**Rear Garden**



Mainly laid to lawn with raised bedding areas for plants, shrubs, and hedges, raised decked area ideal for table and chairs, fencing to boundaries, gate to side, outside tap and lighting.

**Front Garden**



Has a hardstanding driveway providing off-street parking leading to a good size garage, two raised bedded areas for plants shrubs etc, fencing and a miniature wall to boundaries with wrought iron railings, hardstanding pathway around the property and leading to an entrance door which has a step up to it.

**Garage**

Larger than average garage with up and over door, power and light connected, internal door giving access to utility room.

GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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