



49 Maple Way



49 Maple Way
Canvey Island
Essex
SS8 9JH

£288,000



Offered for Sale with No Onward Chain is this Three Bedroom Semi Detached family home in a popular central location with local shops and bus stops nearby. The property features include an entrance hall connecting to a good-sized lounge to the rear, a spacious fitted kitchen with hob, oven and extractor, a study/utility room and three bedrooms located over two floors, completing the accommodation is a family bathroom. Externally there is a larger than average patio and lawned rear garden with a garage to the side, access is via a shared driveway, viewing comes advised.

Hall

The property is approached via a central UPVC entrance door leading to the entrance hall with obscured double-glazed window to the front, dado rail, stairs connecting to the first floor with cupboard below, laminate wood flooring, coved and flat plastered ceiling, panelled doors leading to the accommodation

Lounge

14'4 x 11'1 (4.37m x 3.38m)
UPVC double-glazed window overlooking the rear garden, radiator, TV and power points, laminate wood flooring, access to the kitchen

Kitchen

14'4 x 8'8 (4.37m x 2.64m)
A good sized kitchen with UPVC double glazed window to the side and rear elevations, obscure double-glazed door leading directly onto the rear garden, one-and-a-quarter stainless steel sink unit inset to a range of rolled edge worksurfaces with extensively fitted units at base and eye level, four ring hob with fitted extractor over and double oven to the side (to remain), space for fridge freezer, plumbing and space for dishwasher, ceramic tiled splashback, power points.

Study/Utility Room

9' x 5'6 (2.74m x 1.68m)

Located off the main hall, radiator, obscure double-glazed window to the side and obscured double-glazed door providing access, laminate wood flooring, plumbing for washing machine, wall mounted boiler.

Bedroom Three (Groundfloor)

10'9 x 6'8 (3.28m x 2.03m)

UPVC double-glazed window to the front, radiator, power points.

First Floor Landing

Panelled doors leading to the accommodation.

Bedroom One

14'2 x 9' (4.32m x 2.74m)

UPVC double-glazed window to the rear, radiator, power points, textured and coved ceiling, storage alcove.

Bedroom Two

11'1 x 10'9 (3.38m x 3.28m)

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

Bathroom

Obscured double-glazed window to the side elevation, white suite comprising of low-level push flush wc, pedestal wash hand basin, panelled bath with shower mixer taps and screen, ceramic tiling to walls and floor, cupboard housing a hot water cylinder and storage, access to loft via hatch.

Exterior**Rear Garden**

To the rear of the property extends a larger than average garden commencing with a paved patio and the remainder being laid to lawn, gate to one side providing access

Garage

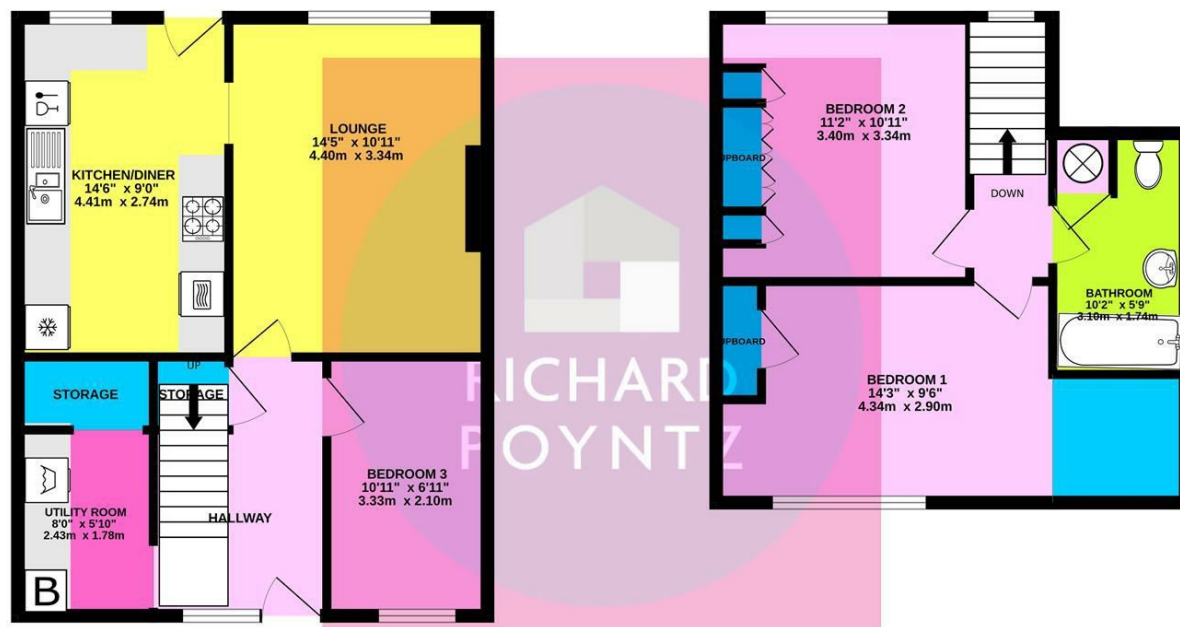
Single garage with up and over door, accessed via a shared driveway.

Front Garden

Mainly laid to lawn.

GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 907 sq.ft. (84.3 sq.m.) approx.

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