



38 Maurice Road



**38 Maurice Road
Canvey Island
Essex
SS8 7JN**

£260,000



Offered for sale with No Onward Chain is this attractive One Bedroom Detached Bungalow situated in a popular central location. Features include an entrance porch connecting to an entrance hall with a spacious lounge to the front with a feature bay window, a modern fitted kitchen/diner/conservatory to the rear, a good sized double bedroom with fitted wardrobes and completing the accommodation is a modern three piece shower room. Externally the property benefits from a patio and lawned rear garden with a garage to the side with a power-assisted roller door and own drive, viewing comes strongly advised.



Porch

The property is approached via a part double glazed lead entrance door leading to the entrance porch with a tiled floor, panelled door leading to inner hall.

Hall

Further tiled floor, power point, panelled doors leading to the accommodation.

Lounge

16'7 into the bay x 11'9 (5.05m into the bay x 3.58m)

Feature UPVC double-glazed lead bay window to the front, radiator, laminate wood flooring, tv and power points, cupboard housing central heating boiler and storage.

Kitchen/Diner/Conservatory

19'1 x 7'9 as a maximum (5.82m x 2.36m as a maximum)

Superb sized room with one and a quarter single

drainer stainless steel sink unit inset into a range of rolled edge worksurfaces to two sides with extensively Oak finished style units at base and eye level, four ring inset gas hob with matching oven below and extractor over, space for fridge freezer, radiator, ceramic tiled splashback, opening onto dining/conservatory area with double glazed windows to three aspects, further power points, second radiator, half UPVC double glazed door providing access onto the garden with ample space for table and chairs as required.

Bedroom One

12' x 7'8 (3.66m x 2.34m)

Good sized double bedroom with UPVC double glazed window overlooking the rear garden, radiator, power points, laminate wood flooring, range of fitted wardrobes to one wall, access to loft via hatch.

Shower Room

Modern white suite comprising of low-level push flush wc, corner wash hand basin inset into vanity unit below, large tiled shower with screening, heated towel rail, obscure double glazed window to the side, further part ceramic tiling to the walls, tiled floor.

Exterior

Rear Garden

Patio area with the remainder being laid to lawn, side pathway and gate providing access, fencing to boundaries and personal door providing access to the garage.

Garage

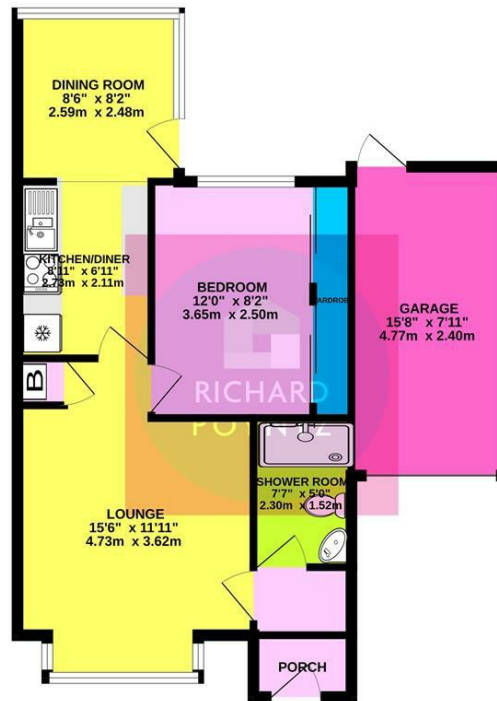
Plumbing facilities for washing machine, power and light connected, power-assisted roller door to the front, driveway providing off street parking for one vehicle.

Front Garden

Being mainly laid to concrete with raised flower beds, external lights



GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 615 sq.ft. (57.1 sq.m.) approx.
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