



3 Maple Way



3 Maple Way Canvey Island SS8 9JP

£325,000



Offered for sale with No Onward Chain is this deceptively spacious & extended two-bedroom semi-detached bungalow ideally located in a popular central location close to local Infants/Junior Schools and local shops, bus routes and amenities. Features include a good-sized entrance hall connecting to a superb-sized lounge 20'11 x 11', a separate sitting room, a good-sized integrated kitchen with various appliances to remain, two double bedrooms, and completing the accommodation is a three-piece shower room. Externally the property benefits from a larger-than-average patio and lawned rear garden with garage to the side. Viewing is strongly recommended to avoid any disappointment.



'L' Shaped Entrance Hall

The property is approached via a side UPVC double-glazed entrance door with a Rose motif leading to the entrance hall, superb sized 'L' shaped entrance hall with laminate wood flooring, radiator with cupboard, textured to ceiling, access to loft via hatch, panelled door to storage cupboard also housing meters and further panelled doors leading to the accommodation.

Lounge

20'11 x 11' (6.38m x 3.35m)

A superb-sized room across the width of the rear of the property with obscure double-glazed patio doors to the

side, two further sets of double-glazed patio doors with matching windows to the rear overlooking and providing access directly onto the rear garden, two radiators, power points, laminate wood flooring, provision for wall lights, coved to ceiling, open plan to kitchen and sitting room.

Kitchen

12'4 x 10'8 (3.76m x 3.25m)

UPVC double glazed window to the side, laminate wood flooring, one-and-a-quarter stainless steel single drainer sink unit inset to a range of rolled edge worksurfaces to three sides, white gloss units at base level, four ring

inset electric hob with stainless steel extractor canopy over with oven to the side to remain, integrated washing machine, integrated fridge and integrated separate freezer all to remain, wall mounted concealed boiler, covered to ceiling, power points, open plan to the sitting room.

Sitting Room

14'3 x 10'8 (4.34m x 3.25m)

Accessed from the kitchen or the main lounge with laminate wood flooring continued, radiator, tv and power points, feature fireplace surround with electric and gas points, coved to ceiling.

Bedroom One

12' x 10'8 (3.66m x 3.25m)

A superb sized room with feature UPVC double glazed bow lead window to the front elevation, radiator, power points, laminate wood flooring, coved to ceiling.

Bedroom Two

10'7 x 8'7 (3.23m x 2.62m)

Matching UPVC double-glazed lead bow window to the front elevation, radiator, power points, laminate wood flooring, range of wardrobes to one wall, coved to ceiling.

Shower Room

A good sized shower room with obscure double glazed window to the side, suite comprising of a low-level wc, pedestal wash hand basin, fully tiled shower, fitted mirror, radiator, ceramic tiling to the balance of walls and floor, coved to ceiling with down lighting.

Exterior

Rear Garden

To the rear of the property extends a larger than average garden commencing with a paved patio area and pathways with the remainder being laid to lawn, established shrubbery, external light, side gate providing access.

Front Garden

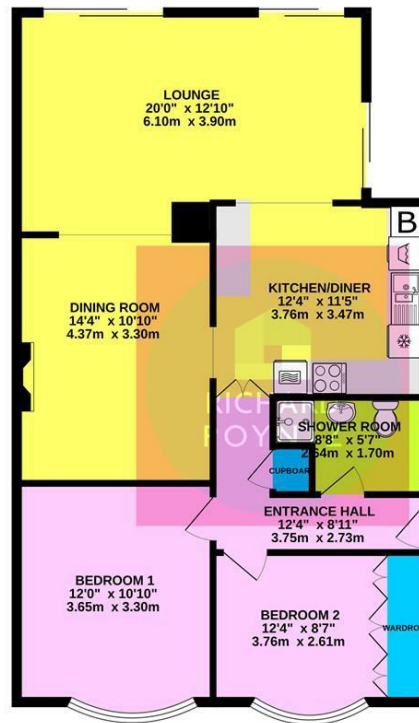
Being mainly laid to lawn with an external tap to the side, and a brick retaining wall to the front.

Garage

Single garage with twin opening doors accessed via a shared driveway.



GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.
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