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RICHARD
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This magnificent four-bedroom detached family home is situated in a sought-after location near Canvey Island's lively Sea Front. Built by the current vendors for their own use, the property offers a spacious central entrance hall, a through lounge, a well-appointed kitchen/breakfast room, a convenient utility room, and a bathroom on the ground floor. Upstairs, you will find four generously sized bedrooms, including a main bedroom with an en-suite shower room, as well as a family bathroom. The property also boasts front parking, a large and private rear garden, and an attached garage with a workshop. To schedule a viewing, please contact this office.

Hall



Stained glass entrance door into hall with tiling to floors, doors which open onto the lounge, bathroom, and kitchen, stairs to first floor, coving to ceiling.



Ground Floor Bathroom

White three-piece suite comprising of a wash hand basin, low level wc, bath, half tiled to the walls, obscure double glazed window to the front, radiator.

Lounge 21'6 x 11'9 (6.55m x 3.58m)



A good sized through lounge with double glazed bay window to the front elevation with seats and storage under, double glazed French doors opening onto the garden with adjacent double glazed windows to either side, radiator, laminate flooring, dado rail, coving to ceiling, double doors which open into the kitchen/diner.



Kitchen/Diner 19'9 x 11'2 (6.02m x 3.40m)



Ample space if needed for a dining room table, double-glazed French doors connecting to the garden, double-glazed window to the rear elevation, coving to ceiling, door connecting to the utility room, tiling to floors, units and drawers at base level with worksurfaces over, breakfast bar area, inset white sink, inset four ring gas hob with oven under, matching units at eye level and open display plate rack with shelving and glass units to either side.



Utility Room 11'4 x 5'1 (3.45m x 1.55m)

Double glazed window to rear, wall mounted gas fired boiler, worksurfaces with space and plumbing facilities for washing machine, etc.

First Floor Landing



Doors off to the accommodation, spotlights, airing cupboard, access to loft, coving to ceiling.

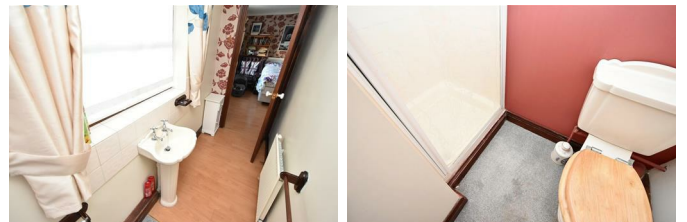
Bedroom One 11'9 x 11'8 (3.58m x 3.56m)

Double-glazed window to front, radiator, laminate flooring, built-in wardrobe, access to the en-suite.



En-Suite

Suite comprising of a low level wc, wash hand basin, shower cubicle with shower, double glazed window to the front elevation.



Bedroom Two 14'2 x 9'8 (4.32m x 2.95m)



Two double glazed windows to the front elevation, radiator, coving to ceiling, storage cupboards.

Bedroom Three 14'5 x 8'6 (4.39m x 2.59m)



Double glazed to rear elevation, laminate flooring, built-in wardrobes, radiator, and access to the main bathroom.

Bedroom Four 11'9 x 7 (3.58m x 2.13m)



Double Glazed to the rear and Radiator

Bathroom

Accessed from the hall and bedroom three, double glazed window to the rear elevation, suite comprising low-level wc, pedestal wash hand basin, bath, half tiled to splashback areas.



Exterior

Front Garden



Off-street parking to the front, side access, low level brick-built wall enclosing half of the front garden, access to the garage.

Garage 24' in length (7.32m in length)

Access to loft, rear door connecting into the garden, storage room/workshop just to the side at the front. Hot and Cold Taps

Rear Garden



Raised deck area spanning most of the width at the rear with the remainder being mainly laid to lawn, fencing to boundaries, offering plenty of privacy and seclusion. Plastic Shed to remain



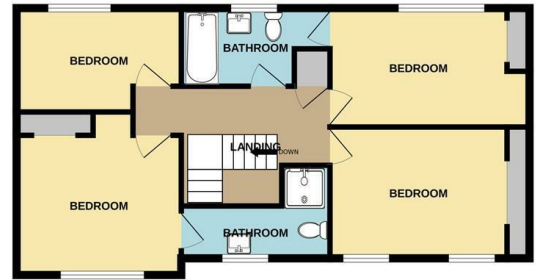
Local Authority Castle Point
Local authority reference number 0391720
Council Tax band E

Internal Vacuum System

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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