



6.. *Lappmark Road*



6.. Lappmark Road Canvey Island SS8 7SZ

£325,000



Nestled in a sought-after cul-de-sac off the bustling High Street of Canvey Island, this charming end-terrace house on Lappmark Road presents an excellent opportunity for families seeking a comfortable and spacious home. The property boasts a well-designed layout, featuring a welcoming entrance porch that leads to a convenient cloakroom. The generous lounge at the front of the house offers a perfect space for relaxation. At the same time, the expansive kitchen/diner spans the width of the rear, complete with double-glazed French doors that open onto the rear garden, allowing for an abundance of natural light and a seamless indoor-outdoor living experience.

On the first floor, you will find three surprisingly spacious bedrooms, each providing a comfortable retreat for family members. The accommodation is completed by a well-appointed three-piece family bathroom, ensuring that all essential amenities are readily available.

Externally, the property is enhanced by a low-maintenance rear garden, featuring a patio area and a raised decked area, ideal for outdoor entertaining or simply enjoying the fresh air. To the front, a brick block driveway offers parking for two vehicles, adding to the convenience of this delightful home. Additionally, a garage located at the rear currently serves as storage, providing further utility. With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to upsize, this lovely family home is sure to impress. Don't miss the chance to view this wonderful property in a desirable location.



Porch

Central entrance door with obscure double-glazed panels leading to the entrance hall, which has a textured ceiling, part-glazed panel doors into the lounge, and a panel door into the cloakroom. Vinyl floor covering

Cloakroom

Coved textured ceiling, obscure double-glazed window to the front. Suite comprising of low-level flush w/c, wash hand basin inset to a vanity unit below, radiator, half ceramic tiling to the walls, vinyl floor covering.

Lounge

21'4 x 15'11 (6.50m x 4.85m)

A good-sized room with UPVC double-glazed window to the

front elevation, radiator, TV, power points, laminate wood flooring, coved and textured ceiling, provision for wall lights, stairs to one side connecting to the first-floor accommodation with storage cupboard below, panel door to the kitchen/diner.

Kitchen Diner

15'11 x 11'7 (4.85m x 3.53m)

UPVC double-glazed window to the rear, half matching double-glazed UPVC French-style doors leading onto the rear garden, single drainer stainless steel sink unit inset to a range of rolled edge work faces to three sides with light finished units at base and eye-level, space for cooker with fitted extractor over, ceramic tiled splashbacks. Plumbing

and space for washing machine, space for an American-style fridge/freezer, radiator, ample space for table and chairs if required, textured and coved ceiling, wall-mounted boiler, vinyl floor covering.

First Floor Landing

Textured and coved ceiling, access to the loft via hatch and ladder, door to the airing cupboard housing a hot water cylinder and storage, panel doors off to the accommodation.

Bedroom One

12'2 x 9'7 (3.71m x 2.92m)

UPVC double-glazed window to the front, radiator, power points, coved and textured ceiling, a range of mirror-fronted wardrobes to one wall, carpet.

Bedroom Two

9'11 x 9'7 (3.02m x 2.92m)

Another good-sized room with UPVC double-glazed window to the rear, radiator, power points, and fitted wardrobe cupboards, carpet.

Bedroom Three

14'1 x 6'4 (4.29m x 1.93m)

Spacious bedroom with UPVC double-glazed window to the front, radiator, power points, coved and textured ceiling

Bathroom

Obscure double-glazed window to the rear. Suite comprising of pedestal wash hand basin, panelled bath with fitted shower and curtain over, low-level flush w/c, radiator, ceramic splashback tiling to the walls, vinyl floor covering.

Rear Garden

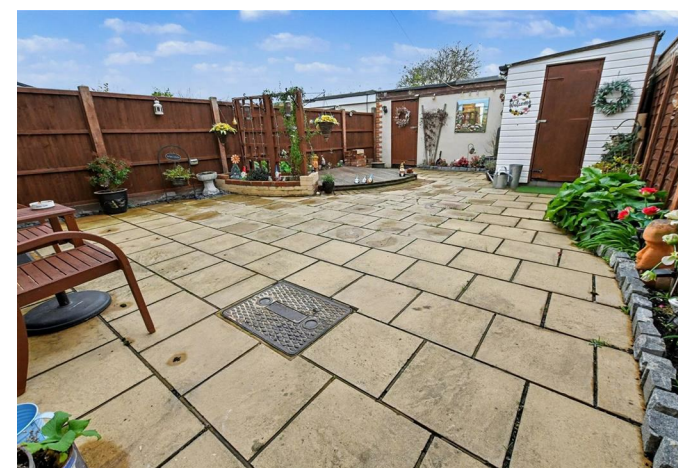
Mainly extends a paved patio garden with a raised decked seating area to one side, external tap, access to the side via gates, storage shed, and a personal door providing rear access to the garage.

Front Garden

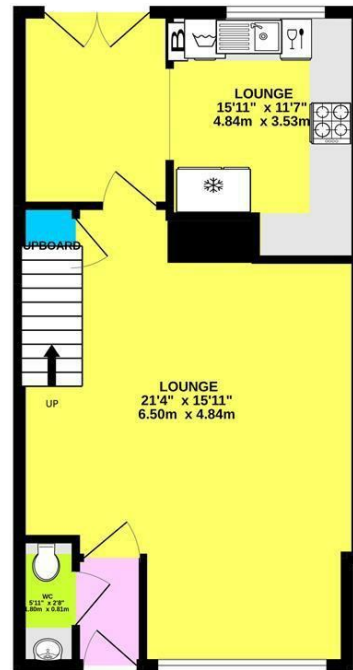
Being mainly brick-blocked, and providing off-street parking for two vehicles with raised flower beds to one side, and external lighting.

Garage (Storage Only)

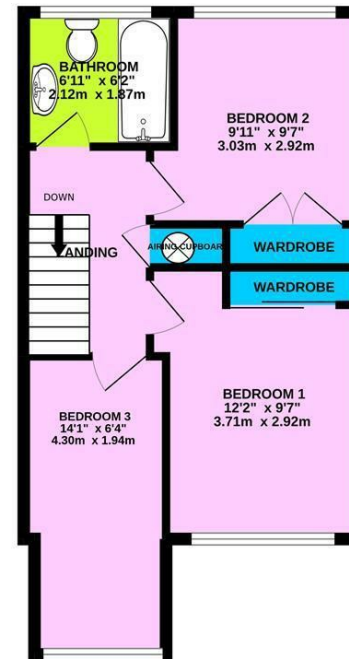
Currently utilised for storage only, with no car access, a service road to one side providing general access. We do feel this could revert to standard use quite easily if required



GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

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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