



120 Tilburg Road



120 Tilburg Road Canvey Island SS8 9AQ

Asking Price £340,000



Offered for sale with NO ONWARD CHAIN is this character three-bedroom detached chalet style family home, situated in a popular central location with features including an entrance porch connecting to an entrance hall, a superb size lounge 17'x12', a separate dining room with kitchen to the front and three generous bedrooms located over two floors, and in particular, the main bedroom measuring 17'9x13' max, and completing the accommodation is a ground floor bathroom. The also benefits from a recently installed combination boiler, and partly UPVC double-glazed, with a larger than average garage to the side, and additional off-street parking to the front. Viewing comes advised.



Porch

Half UPVC entrance door leading to the porch with obscure double-glazed windows to either side, and part glazed door leading to the main hallway.

Hall

Laminate wood flooring, panel door to a storage cupboard, radiator, panel doors off to the accommodation with arch leading to the lounge.

Lounge

17'x12' (5.18mx3.66m)

Superb size room with secondary double-glazed Georgian style bow window to the front, and further secondary double-glazed Georgian window to the side allowing plenty

of light into this room, radiator, power points, coving to the ceiling, small step to one corner providing access to the stairs to the first-floor accommodation, and access to the dining room.

Dining Room

12'3x10'2 increasing to 14'3 max (3.73mx3.10m increasing to 4.34m max)

Paneled door providing access also from the main hallway, Georgian style bow window to the rear, radiator, coving to the ceiling, power points.

Kitchen

11'8x7'9 (3.56mx2.36m)

UPVC double-glazed window to the front elevation, and

matching UPVC obscure double-glazed door to the side with stainless steel single drainer sink unit inset to rolled edge work surfaces with units at base level, appliance spaces to the side, recently installed wall mounted combination boiler, radiator. Laminate wood flooring, flat plastered ceiling.

Ground Floor Bedroom Three

11'7x11'2 (3.53mx3.40m)

Georgian style glazed window to the rear, radiator, power points, coving to the ceiling.

Ground Floor Bathroom

Obscure double-glazed window to the side elevation, suite comprising low-level push flush w/c, wash hand basin inset to a vanity unit below, tiled paneled bath with shower mixer taps and screen over, storage cupboard, flat plastered ceiling with downlighting, Victorian style and chrome radiator, ceramic tiling to the balance of the walls.

First Floor Landing

Secondary double-glazed window to the side, panel doors off to the accommodation.

Bedroom One

17'9x13' max (5.41mx3.96m max)

A particularly good size bedroom with two UPVC double-glazed windows to the side elevations, and two radiators. A range of fitted wardrobe cupboards to one wall, flat plastered ceiling with power points. Access to eaves storage.

Bedroom Two

13'x10'2 max (3.96mx3.10m max)

UPVC double-glazed window to the side, radiator, power points, flat plastered ceiling, a range of fitted wardrobe cupboards to one wall, access to eaves storage.

Front Garden

Mainly paved patio with slate borders, and driveway for additional off-street parking for two vehicles.

Rear Garden

Commencing with a paved patio area and pathways together with large borders which equally could be utilized as a lawned area if required,. side gate and pathway providing access to the front, external tap, and personal door providing access to the garage.

Garage

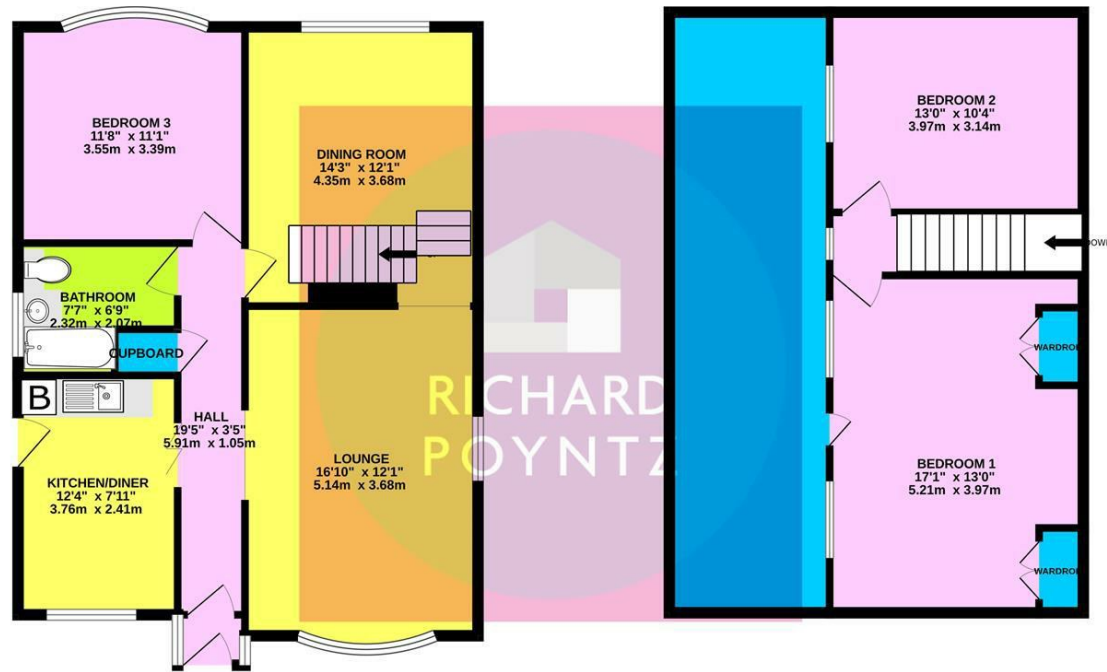
19'x8'4 (5.79mx2.54m)

Larger than average with two glazed windows to the side, and one to the rear, power and light connected, and up and over door leading to the front.



GROUND FLOOR
739 sq.ft. (68.6 sq.m.) approx.

1ST FLOOR
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA: 1395 sq.ft. (129.6 sq.m.) approx.

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