



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Station Approach, Canvey Island



Morgan Brookes believe – This fantastic detached family home is nestled on a luxurious new build development in a desirable and convenient Canvey Island location, and is offered with no chain sale! The accommodation is arranged over three floors and offers high quality fixtures, fittings and contemporary finishes throughout. Externally you can find a rear garden and driveway which provides ample off-street parking, perfect for when hosting.

Our Sellers love – That the property is fitting for a large or growing family, and that the stunning open planned reception room can be accommodated to creating the perfect social space to entertain with friends and family!

Key Features

- Detached Luxury New Build Home.
- Five Bedrooms, Two Bathrooms & Cloakroom.
- Accommodation Arranged Over Three Floors.
- Stunning Open Planned Family Room with Contemporary Kitchen.
- Rear Garden & Ample Off-Street Parking.
- Desirable Canvey Island Location.
- Convenient Transport Links, Amenities & Local Woodland.
- Call Morgan Brookes Today.

£475,000



Station Approach, Canvey Island

Entrance

Obscure double glazed door leading to:

Entrance Hallway

13' 1" x 9' 1" (3.98m x 2.77m)

Stairs leading to first floor accommodation, smooth ceiling incorporating inset downlights, tiled flooring fitted with heating, doors leading to:

Cloakroom

5' 6" x 2' 10" (1.68m x 0.86m)

Vanity hand basin, low level WC, tiled walls, smooth ceiling incorporating inset downlights, tiled flooring.

Living Room

19' 3" x 15' 3" (5.86m x 4.64m)

Double glazed window to front aspect, double glazed French doors leading to rear aspect, smooth ceiling incorporating inset downlights, tiled flooring fitted with heating, opening to:

Kitchen

13' 1" x 9' 3" (3.98m x 2.82m)

Double glazed window to rear aspect, a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, induction hob incorporating extractor fan over, integrated cooker, integrated fridge freezer, integrated dishwasher, integrated washing machine, splash back tiling, smooth ceiling incorporating inset downlights, tiled flooring fitted with heating, double glazed bi-folding doors leading to rear aspect.

First Floor Landing

13' 10" x 2' 11" (4.21m x 0.89m)

Stairs leading to third floor accommodation, radiator, smooth ceiling incorporating inset downlights, carpet flooring, doors leading to:

Second Bedroom

12' 5" x 10' 10" (3.78m x 3.30m)

Double glazed French doors leading to balcony, radiator, carpet flooring, door leading to:

En-Suite

7' 6" x 5' 5" (2.28m x 1.65m)

Obscure double glazed window to rear aspect, double shower cubicle, vanity hand basin, heated towel rail, low level WC, tiled walls, smooth ceiling incorporating inset downlights, tiled flooring.

Third Bedroom

14' 4" x 10' 1" (4.37m x 3.07m)

Double glazed French doors leading to balcony, radiator, smooth ceiling incorporating inset downlights, carpet flooring.

Fourth Bedroom

11' 7" x 9' 2" (3.53m x 2.79m)

Double glazed window to front aspect, radiator, smooth ceiling incorporating inset downlights, carpet flooring.

Family Bathroom

6' 9" x 5' 11" (2.06m x 1.80m)

Obscure double glazed window to rear aspect, P shaped bathtub incorporating raised shower system over, shower screen, vanity hand basin, heated towel rail, low level WC, tiled walls, smooth ceiling incorporating inset downlights, tiled flooring.

Fifth Bedroom

11' 0" x 6' 7" (3.35m x 2.01m)

Double glazed window to front aspect, radiator, smooth ceiling incorporating inset downlights, carpet flooring.

Second Floor Landing

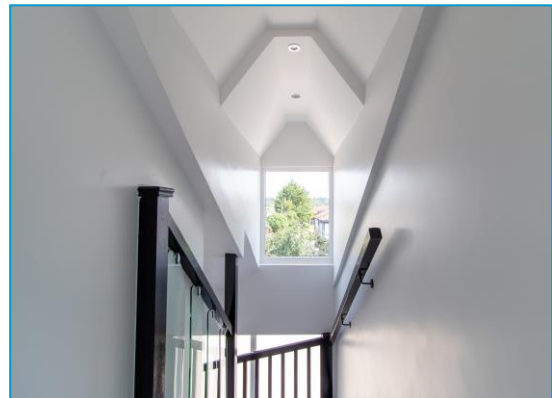
Double glazed window to front aspect, door leading to:

Rear Garden

Mainly laid to lawn, gated side access leading to:

Front Of Property

Block paved driveway providing off-street parking for four vehicles.



Local Authority Information

Castle Point Borough Council

Council Tax Band: E

01268 755626

morganbrookes.co.uk

£475,000

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.