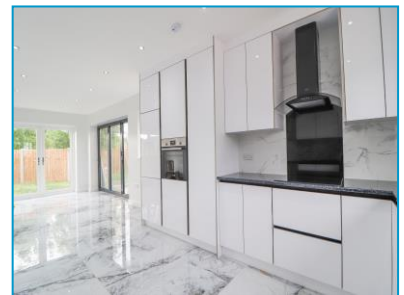
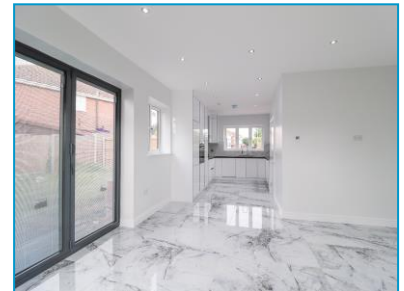




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Station Approach, Canvey Island



Morgan Brookes believe – This detached luxury new build home benefits a stunning open planned family room, featuring a contemporary kitchen with integrated appliances and additionally boasts three spacious bedrooms and a loft room. The property provides ample accommodation and comfortable living for a growing family!

Our sellers love – That the property is positioned in a desirable Canvey Island location, with convenient transport links, amenities and local woodland within a short walking distance.

Key Features

- Detached Luxury New Build Home.
- Three Bedrooms & Loft Room.
- Stunning Open Planned Family Room
- Contemporary Kitchen With Integrated Kitchen Appliances.
- Rear Garden & Ample Off-Street Parking.
- Desirable Canvey Island Location.
- Convenient Transport Links, Amenities & Local Woodland.

Guide Price £425,000

Station Approach, Canvey Island

Entrance

Double glazed composite door leading to:

Entrance Hall

Stairs leading to first floor accommodation, smooth ceiling incorporating inset downlights, marble tile flooring, doors leading to:

Living Room

17' 0" x 14' 0" (5.18m x 4.26m)

Double glazed window to rear aspect, radiator, smooth ceiling incorporating inset downlights, marble tile flooring incorporating under floor heating, double glazed bi-folding doors leading to rear aspect.

Kitchen/Diner

13' 2" x 10' 9" (4.01m x 3.27m)

Double glazed window to front aspect, a range of base & wall mounted units, roll top work surfaces incorporating sink & drainer, induction hob incorporating extractor fan over, integrated cooker, integrated fridge freezer, integrated dishwasher, integrated washing machine, marble tile walls, smooth ceiling incorporating inset downlights,, marble tile flooring incorporating under floor heating.

Cloakroom

Double glazed window to side aspect, low level W/C, vanity hand basin, extractor fan, marble tile walls, smooth ceiling incorporating inset downlights, marble tile flooring incorporating under floor heating.

First Floor Landing

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

Master Bedroom

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

Double glazed window to rear aspect, radiator, smooth ceiling incorporating inset downlights, door leading to:

En Suite

Obscure double glazed window to rear aspect, radiator, shower cubicle, raised shower system, low level W/C, vanity hand basin, extractor fan, marble tile walls, smooth ceiling incorporating inset downlights, marble tiled flooring.

Second Bedroom

17' 4" x 7' 5" (5.28m x 2.26m)

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

Family Bathroom

9' 11" x 5' 2" (3.02m x 1.57m)

Double glazed window to front aspect, paneled bath, shower cubicle, raised shower system, vanity hand basin, low level W/C, extractor fan, marble tile walls, smooth ceiling incorporating inset downlights, marble effect flooring.

Third Bedroom

11' 6" x 6' 1" (3.50m x 1.85m)

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

Second Floor Landing

Obscure double glazed window to front aspect, smooth ceiling incorporating inset downlights, carpet flooring, door leading to:

Loft Room

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

Double glazed velux window, smooth ceiling incorporating inset downlights, carpet flooring.

Rear Garden

Paved seating area, remainder laid to lawn.

Front Of Property

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



Local Authority Information
Castle Point Borough Council
Council Tax Band:

01268 755626

morganbrookes.co.uk

Guide Price £425,000

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.