



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Station Road, Canvey Island



**Morgan Brookes believe** - This detached bungalow is perfect for a couple or single person alike and is positioned in a sought after Canvey Island location! The property boasts an open planned kitchen/living room, one double bedroom, a low maintenance rear garden and a driveway providing off-street parking with a garage.

**Our Sellers love** - The property's proximity to the seafront and amenities, as well as being positioned in a quiet location!

### Key Features

- Modern Detached Bungalow.
- One Double Bedroom.
- Open Planned Kitchen/Living Room.
- Low Maintenance Rear Garden.
- Driveway Providing Off-Street Parking & Garage.
- Convenient Canvey Island Location.
- Short Walking Distance From Seafront.
- Call Morgan Brookes Today.

**£295,000**

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[morganbrookes.co.uk](http://morganbrookes.co.uk)

# Station Road, Canvey Island

## Entrance

Double glazed paneled door leading to:

## Entrance Hall

Radiator, wood effect flooring, opening to:

## Open Planned Kitchen/Living Room

25' 11" nt 13' 08" x 11' 6" nt 6' 11" (7.89m x 3.50m)

**Living Room-** Double glazed bow window to front aspect, radiator, feature fireplace, wood effect flooring.

**Kitchen-** Double glazed window to rear aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, four point gas hob incorporating extractor fan over, integrated oven, space & plumbing for appliances, wood effect flooring, double glazed paneled door to rear garden.

## Master Bedroom

12' 1" x 9' 10" (3.68m x 2.99m)

Double glazed window to rear aspect, radiator, carpet flooring.

## Bathroom

7' 9" x 5' 2" (2.36m x 1.57m)

Double glazed window to side aspect, paneled bath, wash hand basin, heated towel rail, low level W/C, tiled walls, tile effect flooring.

## Rear Garden

Paved seating area, mainly laid to lawn, gated side access.

## Garage

15' 10" x 7' 9" (4.82m x 2.36m)

Up & over door.

## Front Of Property

Block pave driveway providing off-street parking.



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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 herein are not to be taken as a guarantee as to their operability or efficiency can be given.  
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## Local Authority Information

Castle Point Borough Council

**Council Tax Band: B**

01268 755626

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**£295,000**

### 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.