



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Rainbow Road, Canvey Island



Morgan Brookes believe – This stunning detached family home is situated in the heart of Canvey Island, offering modern and comfortable living throughout, ideally suited for a large or growing family. The property has been completely refurbished, with an extension to the rear, and comprises of a contemporary kitchen/family room, utility room, separate living room, shower and cloakroom, four generous size bedrooms, family bathroom and a low maintenance rear garden with a cabin!

Our Sellers love – That the property is positioned within a short walking distance to the town centre, serving all their local amenities including an array of shops, restaurants and salons, also providing easy access to convenient transport links.

Key Features

- Detached Family Home.
- Four Generous-Sized Bedrooms.
- Completely Refurbished Throughout.
- Contemporary Kitchen/Family Room.
- Extended To The Rear.
- Short Walking Distance To The Town Centre.
- Easy Access To Convenient Transport Links.
- Call Morgan Brookes Today.

£500,000

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Rainbow Road, Canvey Island

Entrance

Double glazed panelled door leading to:

Entrance Hallway

13' 8" x 3' 11" (4.16m x 1.19m)

Stairs leading to first floor accommodation, radiator, coving to smooth ceiling incorporating inset downlights, wood effect flooring, doors leading to:

Shower Room

10' 5" x 3' 2" (3.17m x 0.96m)

Shower cubicle, raised shower system, vanity hand basin, heated towel rail, low level W/C, splashback tiling, smooth ceiling incorporating inset downlights, tiled flooring.

Living Room

17' 10" x 13' 6" nt 12' 3" (5.43m x 4.11m)

Double glazed bay window to front aspect, double glazed window to side aspect, radiator, coving to smooth ceiling incorporating inset downlights, carpet flooring, opens to:

Kitchen/Family Room

28' 4" x 16' 2" nt 11' 6" (8.63m x 4.92m)

Double glazed window to side aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, induction hob with extractor fan over, integrated ovens, integrated dishwasher, central island, coving to smooth ceiling incorporating inset downlights, wood effect flooring, double glazed skylight window, double glazed French doors leading to rear garden, doors leading to:

Utility Room

8' 0" x 4' 4" (2.44m x 1.32m)

Fitted with a range of base & wall mounted units, radiator, space & plumbing for appliances, coving to smooth ceiling incorporating inset downlights, wood effect flooring, obscure double glazed panelled door leading to rear garden.

Cloakroom

4' 6" x 3' 10" (1.37m x 1.17m)

Obscure double glazed window to side aspect, wash hand basin, low level W/C, part tiled walls, smooth ceiling incorporating inset downlights, tiled flooring.

First Floor Landing

11' 4" nt 8' 3" x 9' 10" (3.45m x 2.99m)

Double glazed window to side aspect, radiator, coving to smooth ceiling incorporating inset downlights, carpet flooring, doors leading to:

Master Bedroom

14' 9" x 8' 1" (4.49m x 2.46m)

Double glazed window to rear aspect, radiator, coving to smooth ceiling, carpet flooring.

Second Bedroom

11' 8" x 8' 3" (3.55m x 2.51m)

Double glazed window to front aspect, radiator, coving to smooth ceiling, carpet flooring.

Third Bedroom

11' 8" x 8' 1" (3.55m x 2.46m)

Double glazed window to front aspect, radiator, coving to smooth ceiling, carpet flooring.

Family Bathroom

8' 1" nt 5' 0" x 6' 9" nt 3' 8" (2.46m x 2.06m)

Panelled bath with raised shower system over, shower screen, vanity hand basin, heated towel rail, heated towel rail, part tiled walls, smooth ceiling incorporating inset downlights, tiled flooring.

Fourth Bedroom

8' 6" x 8' 2" (2.59m x 2.49m)

Double glazed window to rear aspect, radiator, coving to smooth ceiling, carpet flooring.

Rear Garden

Decked seating area from the property, mainly laid to artificial lawn, gated side access.

Cabin

19' 0" x 9' 0" (5.79m x 2.74m)

Single glazed window to front aspect, power & lighting, heating, single glazed double doors to rear garden.

Front Of Property

Concrete imprint driveway providing off-street parking for multiple vehicles, side access gates, leading to:

Local Authority Information

Castle Point Borough Council

Council Tax Band: C

01268 755626

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£500,000

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.