



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Hornsland Road, Canvey Island



Morgan Brookes believe - This outstanding Semi-Detached bungalow is positioned in the popular small gains location of Canvey Island. Comprising of three bedrooms, a spacious living room, modern kitchen, three piece-bathroom suite and a low maintenance rear garden with side access to the front, this property makes the ideal family home!

Our Sellers Love - The location of the property, being within only a short walking distance to the seafront, local shops & transport links.

Key Features

- Guide Price £300,000 - £325,000.
- Semi-Detached Bungalow.
- Three Bedrooms.
- Spacious Living Room.
- Modern Kitchen.
- Low Maintenance Rear Garden.
- Popular Small Gains Location.
- Easy Access To Transport Links.

**Guide Price £300,000 -
£325,000**



Hornsland Road, Canvey Island

Entrance

Double glazed panelled door leading to:

Entrance Hall

10' 2" x 4' 5" (3.10m x 1.35m)

Stairs leading to first floor accommodation, under stairs storage areas, radiator, smooth ceiling, wood effect flooring.

Kitchen/Diner

16' 8" x 8' 6" (5.08m x 2.59m)

Double glazed window to front aspect, double glazed French doors leading to garden, fitted with a range of base and wall mounted units, roll top work surfaces incorporating electric hob with extractor over, fitted oven, stainless steel sink & drainer, space & plumbing for appliances, storage cupboard, radiator, smooth ceiling, laminate flooring.

Living Room

13' 5" x 12' 9" (4.09m x 3.88m)

Double glazed window to front aspect, radiator, smooth ceiling, wood effect flooring.

Inner Hallway

Double glazed window to side aspect, stairs leading to first floor accommodation, radiator.

Master Bedroom

12' 4" x 10' 7" (3.76m x 3.22m)

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

Bathroom

7' 8" x 5' 6" (2.34m x 1.68m)

Double glazed obscure window to rear aspect, panelled bath, hand basin, low level W/C, radiator, tiled walls, smooth ceiling, tiled flooring.

Bedroom 2

12' 6" x 10' 2" (3.81m x 3.10m)

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

Bedroom 3

12' 0" x 7' 3" (3.65m x 2.21m)

Two Velux windows to front aspect, built in storage cupboard, eaves storage, smooth ceiling, carpet flooring

Shower Room

8' 1" x 3' 1" (2.46m x 0.94m)

Double glazed obscure window to rear aspect, double shower cubicle, raised shower system, hand basin, low level W/C, part tiled walls, smooth ceiling, tiled flooring.

Rear Garden

Paved entertaining area from property, mainly laid to lawn, shed to remain.

Front of Property

Shingled drive way with off street parking.



Local Authority Information
Castle Point Borough Council
Council Tax Band: B

01268 755626

morganbrookes.co.uk

Guide Price £300,000
- £325,000

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.