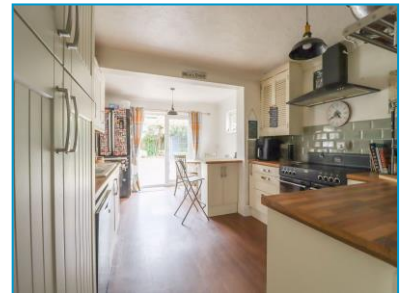




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Atherstone Road, Canvey Island



**Morgan Brookes believe** – This modern detached family home is located in a highly desirable area of Canvey Island, featuring a spacious living room, contemporary kitchen, dining room, utility room, laundry room, four bedrooms, and a three-piece bathroom suite.

**Our Sellers love** – Relaxing in the well-maintained rear garden, entertaining family and friends. Located just 1.2 miles from the high street and within close proximity to the seafront, this home offers both convenience and a delightful coastal lifestyle.

### Key Features

- Modern Detached Family Home.
- Extended to Rear.
- Kitchen, Dining & Utility Room.
- Spacious Living Room.
- Great Size Rear Garden & Ample Parking.
- Located Just 1.2 Miles From High Street.
- Within Close Proximity To Seafront.
- Call Morgan Brookes Today.

**£450,000**

# Atherstone Road, Canvey Island

## Entrance

Double glazed panelled door leading to:

## Entrance Hall

11' 5" x 8' 0" (3.48m x 2.44m)

Stairs leading to first floor accommodation, radiator, coving to smooth ceiling, wooden flooring, doors leading to:

## Living Room

19' 9" x 12' 9" (6.02m x 3.88m)

Double glazed bay window to front aspect, feature fireplace, wood burner, radiators, coving to ceiling, wooden flooring.

## Kitchen

10' 9" x 8' 2" (3.27m x 2.49m)

Fitted with a range of base & wall mounted units, roll top work surfaces incorporating ceramic steel sink & drainer, integrated range cooker, space & plumbing for appliances, integrated wine rack, cupboard housing boiler, splashback tiling, coving to ceiling, tiled flooring, double glazed French doors leading to rear garden, opens to:

## Dining Room

24' 8" x 12' 3" nt 8' 3" (7.51m x 3.73m)

Double glazed French doors to rear garden, radiator, coving to ceiling, wood effect flooring.

## Utility Room

8' 5" x 6' 5" (2.56m x 1.95m)

Double glazed panelled door to rear aspect, roll top work surfaces, space & plumbing for appliances, radiator, coving to smooth ceiling, door leading to:

## Laundry Room

8' 6" x 8' 4" (2.59m x 2.54m)

Double glazed skylight window, panelled bath, wash hand basin, space & plumbing for appliances, splashback tiling, low level W/C, radiator, coving to smooth ceiling, tiled flooring.

## First Floor Landing

11' 2" x 6' 1" (3.40m x 1.85m)

Coving to ceiling, doors leading to:

## Bedroom 1

11' 2" x 10' 9" (3.40m x 3.27m)

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

## Bedroom 2

12' 0" x 9' 0" (3.65m x 2.74m)

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

## Bedroom 3

8' 8" x 8' 8" (2.64m x 2.64m)

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

## Bedroom 4

9' 2" x 7' 8" (2.79m x 2.34m)

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

## Family Bathroom

8' 7" x 5' 8" (2.61m x 1.73m)

Double glazed obscure windows to rear aspect, panelled bath with raised shower system over, wash hand basin, low level W/C, radiator, tiled walls, coving to smooth ceiling, tiled flooring.

## Rear Garden

Decked seating area, remainder laid to lawn, brick edge shrub boarder's, fencing to boundaries.

## Front Of Property

Paved driveway providing off-street parking for multiple vehicles, raised shrub beds, dwarf brick walls to front boundaries.

## Local Authority Information

Castle Point Borough Council

**Council Tax Band: E**

01268 755626

morganbrookes.co.uk

**£450,000**

### 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.