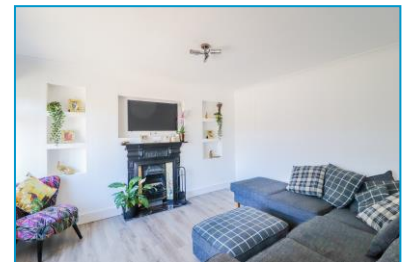




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Waalwyk Drive, Canvey Island



**Morgan Brookes believe** - This stunning detached family home is a must see! Recently refurbished throughout offering all the needs of contemporary living, the property is ready to move straight into leaving the new owners to relax & enjoy everything their new home has to offer.

**Our Sellers love** - That their property benefits space for the whole family, with ample space throughout, three double bedrooms & a large rear garden containing an annex! The location is great too with easy access routes off the Island & being positioned close to the High Street for an array of brilliant amenities.

### Key Features

- Modern Detached Chalet Home.
- Recently Refurbished Throughout.
- New Combination Boiler Fitted in April 2024.
- Three Double Bedrooms.
- Modern Kitchen/Diner
- Great Sized Garden with Annex.
- Garage Conversion & Off Street Parking.
- Convenient Canvey Island Location.

**£450,000**



# Waalwyk Drive, Canvey Island

## Entrance

Double glazed obscure panelled door leading to:

## Entrance Hallway

Radiator, stairs leading to first floor accommodation, under stairs storage area, smooth ceiling, wood effect flooring, doors leading to:

## Living Room

**13' 4" x 12' 4" (4.06m x 3.76m)**

Double glazed window to front aspect, feature fire place, smooth ceiling, wood effect flooring.

## Kitchen/Diner

**24' 10" x 9' 9" (7.56m x 2.97m)**

Double glazed windows to rear aspect, double glazed panelled door leading to rear garden, a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, four point gas hob with extractor fan over, integrated cooker, space & plumbing for appliances, radiators, smooth ceiling incorporating inset down lights, wood effect flooring.

## Landing

Double glazed window to rear aspect, smooth ceiling, carpet flooring, doors leading to:

## Master Bedroom

**22' 10" x 6' 10" (6.95m x 2.08m)**

Double glazed window to front aspect, skylight, carpet flooring.

## Second Bedroom

**14' 7" x 11' 11" (4.44m x 3.63m)**

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

## Third Bedroom

**14' 9" x 9' 8" (4.49m x 2.94m)**

Double glazed window to rear aspect, eaves storage, radiator, smooth ceiling incorporating loft access, carpet flooring.

## Family Bathroom

**10' 4" x 6' 4" (3.15m x 1.93m)**

Obscure double glazed window to front aspect, panelled bath with raised shower system over, shower screen, wash hand basin, heated towel rail, low level W/C, tiled walls, smooth ceiling incorporating inset down lights, tiled flooring.

## Rear Garden

Block paved entertainment area, mainly laid to lawn, summer house to remain, decked seating area.

## Detached Annexe

The Annexe consists of an Office, Shower Room and Heating.

## Front Of Property

Block paved driveway, parking for three vehicles.



## Local Authority Information

Castle Point Borough Council  
Council Tax Band: C

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.