



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Cedar Road, Canvey Island



Morgan Brookes believe - This fantastic semi-detached family home is located in the heart of Canvey Island, boasting three great-sized bedrooms and a sleek, recently refurbished kitchen. The living room features an adjoining play area, perfect for relaxation and entertainment, while a separate dining space offers a formal setting for hosting meals. Additional conveniences include a utility room and a home office, perfect for remote work or study!

Our Sellers love - That the property is ideally situated within a short distance of local amenities, schools and public transport, offering a prime location for a dynamic and convenient lifestyle.

Key Features

- Modern Semi-Detached Family Home.
- Three Generous-Sized Bedrooms.
- Recently Refurbished Kitchen.
- Contemporary Living Room & Play Area.
- Separate Dining Space, Utility & Office.
- Convenient Canvey Island Location.
- Within Walking Distance to Amenities.
- Call Morgan Brookes Today.

£350,000

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Cedar Road, Canvey Island

Entrance

Double glazed panelled door leading to:

Entrance Hallway

15' 4" x 7' 6" (4.67m x 2.28m)

Double glazed window to front aspect, stairs leading to first floor accommodation, radiator, coving to ceiling, wood effect flooring, doors leading to:

Living Room

14' 5" x 11' 0" (4.39m x 3.35m)

Media wall with space for tv, entertainment equipment & feature fire, radiator, dado rail, coving to ceiling, carpet flooring, opens to:

Play Area

8' 10" x 8' 6" (2.69m x 2.59m)

Double glazed French door leading to rear garden, radiator, dado rail, coving to ceiling, wood effect flooring.

Dining Space

16' 3" x 8' 9" (4.95m x 2.66m)

Double glazed window to side aspect, boiler cupboard, radiator, coving to ceiling, wood effect flooring, opens to:

Kitchen

8' 11" x 8' 7" (2.72m x 2.61m)

Double glazed window to rear aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating sink & drainer, fitted oven, four point gas hob with extractor fan over, space & plumbing for appliances, coving to ceiling, wood effect flooring, double glazed panelled door leading to:

Utility Room

13' 6" x 4' 3" (4.11m x 1.29m)

Roll top work surfaces, space & plumbing for appliances, doors leading to front & rear aspect.

Office

8' 3" x 5' 8" (2.51m x 1.73m)

Double glazed window to side aspect, radiator, coving to ceiling, wood effect flooring.

Bedroom 3

11' 0" x 6' 6" (3.35m x 1.98m)

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

First Floor Landing

Double glazed window to front aspect, airing cupboard, coving to ceiling, carpet flooring, doors leading to:

Bedroom 1

12' 1" x 9' 2" (3.68m x 2.79m)

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

Bedroom 2

11' 3" x 11' 1" (3.43m x 3.38m)

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

Family Bathroom

14' 8" x 10' 1" x 5' 6" x 2' 6" (4.47m x 1.68m)

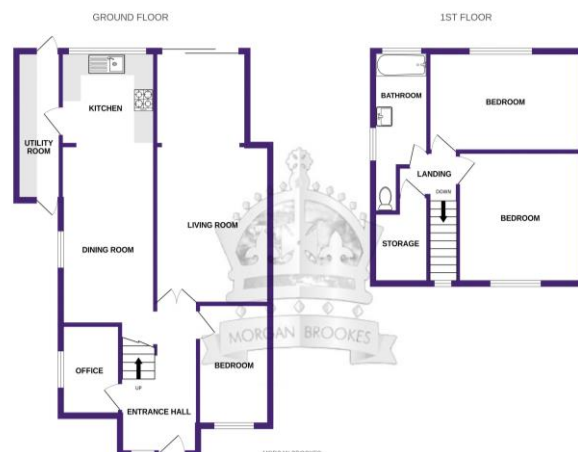
Obscure double glazed window to rear & side aspect, vanity hand basin, p shaped bath, heated towel rail, low level W/C, tiled walls, coving to ceiling, tiled flooring.

Rear Garden

Paved seating area, remainder laid to lawn, shrubs & flowers, mature trees, shed to remain.

Front Of Property

Tiled walkway to front entrance, decked seating area, remainder laid to shingles, shrubs, mature trees, gated fence to boundaries.



Local Authority Information

Castle Point Borough Council

Council Tax Band: C

01268 755626

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£350,000

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.