



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Link Road, Canvey Island



Morgan Brookes believe - This impressive, refurbished and redecorated four bedroom detached home, is located within walking distance of the array of amenities accommodated by Long Road and offers easy access to the routes on and off the Island.

Our Sellers love - The well laid out living accommodation, great size bedrooms, modern kitchen, bathrooms, ample parking garage and un-overlooked rear garden.

Key Features

- Recently Refurbished Throughout.
- A Well Presented & Finished Home.
- Modern Kitchen & Updated Bathrooms
- New Boiler Fitted In 2024.
- Good Size Rear Garden.
- Ample Parking & Garage.
- Access To Good Schools, Shops & Amenities.
- No Onward Chain.

Guide Price
£425,000 - £450,000

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND



morganbrookes.co.uk

Link Road, Canvey Island

Entrance

Double glazed panelled door leading to:

Entrance Hall

9' 4" NT 6' 11" x 9' 6" NT 2' 9" (2.84m x 2.89m)

Double glazed window to side aspect, stairs leading to first floor accommodation, under stairs storage area, built in storage area, radiator, coving to ceiling, wood effect flooring, doors leading to:

Ground Floor W/C

5' 7" x 3' 4" (1.70m x 1.02m)

Obscure double glazed window to front aspect, vanity hand basin, low level W/C, coving to ceiling, wood effect flooring.

Living Room

16' 3" x 12' 10" (4.95m x 3.91m)

Double glazed window to front and side aspect, two radiators, coving to ceiling with downlights, carpet flooring, opens to:

Dining Room

12' 10" x 9' 6" (3.91m x 2.89m)

Double glazed sliding doors leading to Rear Garden, radiator, coving to ceiling with downlights, carpet flooring, door to:

Kitchen / Breakfast Room

16' 4" x 9' 6" (4.97m x 2.89m)

Double glazed window to rear and side aspect, double glazed panelled door to side aspect, fitted with a range of base and wall mounted units, fitted double oven, integrated fridge, space and plumbing for appliances, roll top work surface incorporating a four point gas hob and extractor, one and a half stainless steel sink and drainer, splash back tiles, wall mounted boiler (newly fitted in 2024), radiator, coving to ceiling, wood effect floor.

First Floor Landing

16' 10" x 3' 3" (5.13m x 0.99m)

Double glazed window to side aspect, ceiling with loft access, carpet flooring, doors leading to:

Bedroom 1

11' 6" x 10' 6" (3.50m x 3.20m)

Double glazed window to rear aspect, radiator, coving to ceiling, carpet flooring, door leading to:

En-suite

9' 4" x 3' 0" (2.84m x 0.91m)

Obscure double glazed window to side aspect, shower cubicle, hand basin, low level W/C.

Bedroom 2

11' 10" x 10' 9" (3.60m x 3.27m)

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

Bedroom 3

11' 5" NT 9' 9" x 8' 9" (3.48m x 2.66m)

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

Bedroom 4

10' 9" x 7' 4" (3.27m x 2.23m)

Double glazed window to front aspect, over stairs storage area, radiator, coving to ceiling, carpet flooring.

Bathroom

6' 0" x 5' 5" (1.83m x 1.65m)

Obscure double glazed window to side aspect, panelled bath, pedestal hand basin, low level W/C.

Rear Garden

Paved seating area from property, decked seating area, remainder is laid to lawn, trees, shrub and flower areas, gated side access.

Garage

Up and over door, power and light connected, door leading to Garden.

Front Of Property

Off road parking for multiple vehicles leading to Garage, low wall to front aspect, bushes to side.

Local Authority Information

Castle Point Borough Council

Council Tax Band: E

01268 755626

morganbrookes.co.uk

Guide Price
£425,000 -
£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.