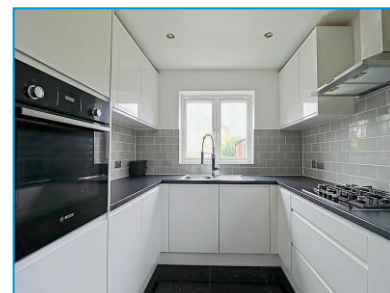




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Redwoods, Canvey Island



Morgan Brookes believe – This perfectly positioned three bedroom detached bungalow, available immediately, is an ideal choice for families seeking space, comfort, and a convenient location. The property offers a spacious living room opening onto a bright conservatory, a modern fitted kitchen, three well-proportioned bedrooms including a master with en-suite, and a family bathroom. Additionally, the property features a private rear garden, off-street parking, and a garage, and all of this within walking distance of local amenities and transport links.

Key Features

- Three Bedroom Detached Bungalow.
- Available Now!
- Quiet Cul-De-Sac with Private Garden
- Garage & Off Street Parking.
- Garage & Off Street Parking.
- Walking distance to Local Amenities and Transport Links.
- Household Income: £44,900.00 + PA Required For Affordability.

**Monthly Rental Of
£1,600**

Redwoods, Canvey Island

Entrance

Obscure wood panelled door leading to:

Hallway

Double built in storage cupboard, ceiling incorporating loft access, radiator, carpet flooring, doors leadings to:

Living Room

16' 10" x 10' 9" (5.13m x 3.27m)

Double glazed window to rear aspect, double glazed sliding door leading to conservatory, feature fireplace, carpet flooring.

Conservatory

10' 8" x 9' 5" (3.25m x 2.87m)

Double glazed window to all aspects, double glazed french door leading to garden, tiled flooring.

Kitchen

12' 4" x 8' 5" (3.76m x 2.56m)

Double glazed window to rear aspect, fitted with a range of base & wall mounted units, fitted oven, space for plumbing & appliances, roll top work surfaces incorporating sink & drainer, four point gas hob with extractor fan over.

Master Bedroom

13' 3" x 10' 11" (4.04m x 3.32m)

Double glazed bay window to front aspect, fitted bedroom furniture, radiator, carpet flooring, door leading to:

En-Suite

10' 11" x 3' 0" (3.32m x 0.91m)

Obscure double glazed window to front aspect, smooth ceiling, hand basin, low level wc, complementary tiling.

Bedroom Two

7' 10" x 11' 0" (2.39m x 3.35m)

Double glazed window to side aspect, radiator, carpet flooring.

Bedroom Three

7' 9" x 9' 4" (2.36m x 2.84m)

Double glazed window to side aspect, radiator, carpet flooring.

Family Bathroom

6' 4" x 5' 3" (1.93m x 1.60m)

Panelled bath, pedestal hand basin, low level wc, complementary tiles.

Garden

Remaining laid to lawn, trees, shrubs, paving, shed to remain, gated side access.

Front of Property

Off street parking to front.

Garage

Up & Over door.

Additional Information

Rent: £1600.00 PCM

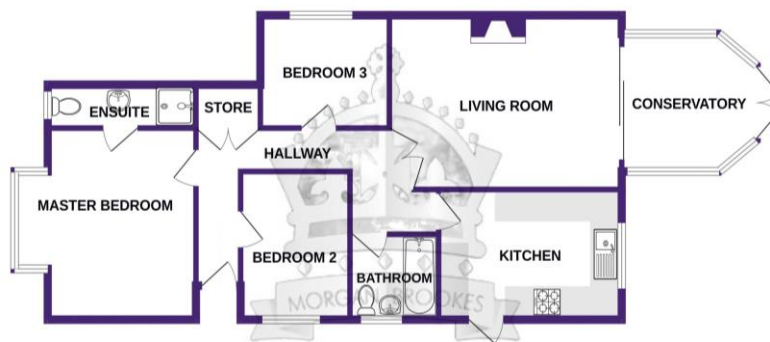
Deposit: £1846.15

Holding Deposit: £369.23

Tenancy Length: Minimum 6 Months

EPC Rating: D

Available: Now!



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

01268 755626

morganbrookes.co.uk

**Monthly Rental Of
£1,600**

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.