



COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

TEL: 01268 755555 EMAIL: benfleet@countrysideestates.co.uk

www.countrysideestates.co.uk



17 Sydervelt Road, Canvey Island, SS8 9EG

Guide Price £450,000 - £475,000 Freehold

Guide Price £450,000 - £475,000. NO ONWARD CHAIN THIS FULLY RENOVATED DETACHED FIVE BEDROOM FAMILY HOME. Offering spacious living accommodation including modern kitchen/diner with two tone shaker style units, lounge with French doors leading out to the south facing garden. To the first floor a principle bedroom with an en-suite, plus a further three bedrooms and a family bathroom.

Situated in favourable, convenient position, within a short walk to the shopping facilities at Jones corner, Canvey High Street, William Read Primary School and Castle View Secondary School.

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Entrance Hall



Composite entrance door with glazed insets opening to hall, carpet, radiator, smooth plastered ceiling and power points. Doors leading to:

Lounge 16'7 x 12'7 (5.05m x 3.84m)



Upvc double glazed French doors with full height glazed panels to either side leading to garden, Upvc double glazed window to front aspect, carpet, smooth plastered ceiling, radiator, TV and power points.



Kitchen/Diner 19'11 x 9'10 (6.07m x 3.00m)



Double aspect room with upvc double glazed windows to front and side aspects, luxury vinyl flooring, smooth plastered ceiling with inset spotlights. Two tone shaker style kitchen with marble effect laminate worktop, inset stainless steel sink with mixer tap, integrated appliances comprising, single oven, separate grill/microwave, inset five ring gas hob, space for dishwasher and American style fridge and freezer, radiator, TV and power points.



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Utility Room 9'2 x 6'5 (2.79m x 1.96m)



Upvc part glazed door to the rear, upvc double glazed window to side aspect, luxury vinyl flooring, acrylic panelled walls, base unit with laminate worktop over with inset stainless steel sink with mixer tap, space for washing machine and tumble dryer, radiator and power points.

Cloakroom/W.C 4'6 x 3'8 (1.37m x 1.12m)

Upvc double glazed obscure window to rear aspect, luxury vinyl flooring, acrylic panelled walls, vanity unit with inset wash hand basin, chrome mixer tap and cupboard below, concealed cistern W.C, chrome heated towel rail/radiator.

Reception Room 2 / Bedroom 5 16'7 x 8'7 (5.05m x 2.62m)



Upvc double glazed window to side aspect, carpet, smooth plastered ceiling, radiator and power points.

Landing



Carpet, smooth plastered ceiling, power points and airing cupboard with boiler with pressurized system.

Bedroom 1 16'2 max x 13'6 max (4.93m max x 4.11m max)



Upvc double glazed windows to front aspect, carpet, smooth plastered ceiling, radiator and power points.



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En-suite 7'2 x 3'3 (2.18m x 0.99m)



Luxury vinyl flooring, acrylic panelled walls, vanity unit with inset hand wash basin and chrome mixer tap, close coupled dual flush W.C, walk-in shower with glass screen and waterfall and handheld shower heads, heated chrome towel rail and spotlight lighting.

Bedroom 4 9'8 x 9'2 (2.95m x 2.79m)



Upvc double glazed window to side aspect, carpet, smooth plastered ceiling, radiator and power points.

Bedroom 2 12'9 x 12'8 (3.89m x 3.86m)



Upvc double glazed window to front aspect, carpet, smooth plastered ceiling, radiator and power points.

Bathroom 8'5 x 6'5 (2.57m x 1.96m)



Upvc double glazed obscure window to rear, luxury vinyl flooring, acrylic panelled walls, vanity unit with inset hand wash basin and chrome mixer tap, close couple dual flush W.C, walk-in shower with glass screen and rainfall and handheld shower heads, panelled bath with chrome mixer tap, heated chrome towel rail and spotlight lighting.

Bedroom 3 12'8 x 10'1 (3.86m x 3.07m)



Upvc double glazed window to side aspect, carpet, smooth plastered ceiling, radiator and power points.



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Side Garden



Approx. 47FT x 20FT south facing landscaped garden mostly laid to lawn with a block paved patio adjoining the property, direct access from lounge and utility room, side gate access and water tap.



Front Garden



Landscaped front garden with block paved driveway providing ample off street parking for several vehicles.

Council Tax

Band E

Agents Note - in accordance with the Estate Agency Act 1979, Section 21, we confirm that the interested vendor of the property is a relative of the Director of Countryside Estates

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	86
England & Wales	EU Directive 2002/91/EC	

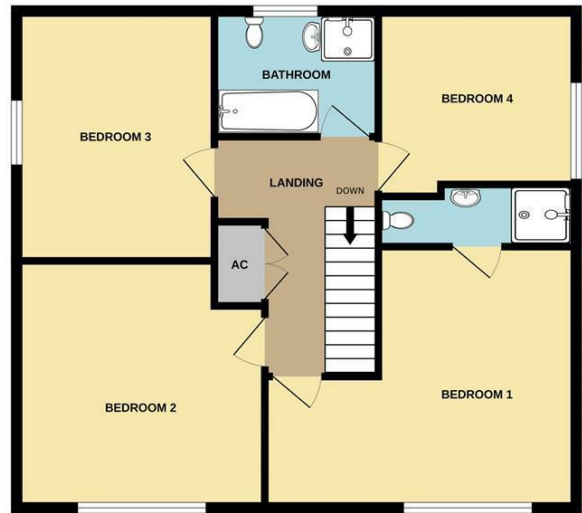
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor
790 sq.ft. (73.4 sq.m.) approx.



1st Floor
735 sq.ft. (68.2 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA : 1524 sq.ft. (141.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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