



COUNTRYSIDE ESTATES

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15 Papenburg Road, Canvey Island, SS8 9PW

£495,000 Freehold

NO ONWARD CHAIN FOUR BEDROOM DETACHED FAMILY HOME located in the popular Castle View development also known as 60 acres. This property offers easy access on and off the island and within walking distance of Benfleet Station. This property is comprised of kitchen/diner, lounge, plus an integral garage. To the first floor four bedrooms, one W.C en-suite and a spacious family bathroom. Externally, a landscaped rear garden with full width paved patio and waterfall.

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Entrance Hall



Composite entrance door, smooth plastered ceiling, laminate flooring, radiator and power points. Doors leading to:

Lounge 21'7" x 11'6" (6.58m x 3.51m)



Upvc double glazed bi-folds and window to rear aspect, smooth plastered ceiling, laminate flooring, spotlights, radiator, tv and power points.



Kitchen/Diner 21'2" into bay x 12'0" (6.45m into bay x 3.66m)



Upvc double glazed window to front and side aspect, Upvc half glazed door to side aspect, smooth plastered ceiling, laminate flooring, granite worktops with matching upstand, central island with integrated fridge, freezer and wine cooler. Integrated Bosch appliances - oven/grill, microwave, electric induction hob and dishwasher. Wall unit concealing gas central heating combination boiler. One and a half bowl sink with drainer and mixer tap, spotlights, radiator, tv and power points.



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Landing



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

Bedroom 1 12'9" x 11'0" (3.89m x 3.35m)



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

Bedroom 1 En-Suite W.C

Upvc obscure double glazed window to side aspect, smooth plastered ceiling, carpet, vanity unit with inset hand wash basin and chrome mixer tap, chrome heated towel rail.

Ground Floor Cloakroom



Upvc double glazed obscure window to front aspect, smooth plastered ceiling, laminate flooring, vanity unit with inset wash hand basin and chrome mixer tap, mosaic style splashback, chrome heated towel rail, close coupled W.C.

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Bedroom 2 11'9" x 11'7" (3.58m x 3.53m)



Upvc double glazed window to front rear, smooth plastered ceiling, laminate flooring, radiator, tv and power points.

Bedroom 3 11'6" x 9'5" (3.51m x 2.87m)



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

Bedroom 4 11'9" max x 8'3" (3.58m max x 2.51m)



Upvc double glazed window to front aspect, smooth plastered ceiling, laminate flooring, radiator, power points and storage cupboard.

Family Bathroom 8'2" x 5'8" (2.49m x 1.73m)



Upvc obscure double glazed window to side aspect, smooth plastered ceiling, vinyl flooring, spotlights, large tiled shower cubicle with shower tower panel, panelled bath with chrome mixer tap and mosaic style splashback, pedestal wash hand basin with chrome mixer tap, close coupled W.C.



Rear Garden



Landscaped rear garden commencing with full width paved patio leading to remainder of the lawn and waterfall. Side access, external lighting, power points and water tap.

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Driveway



Block paved driveway providing off street parking for three vehicles in addition to the garage.

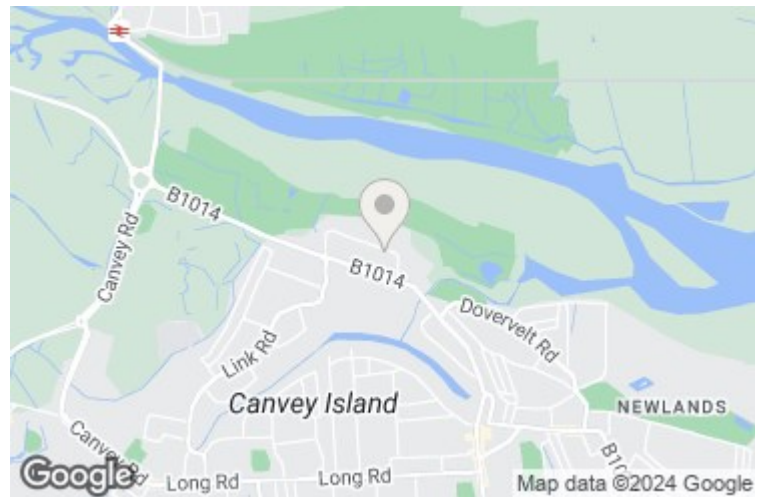
Council Tax Band - E

Estate Agency Act 1979, Section 21 - 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			
		71	82
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	

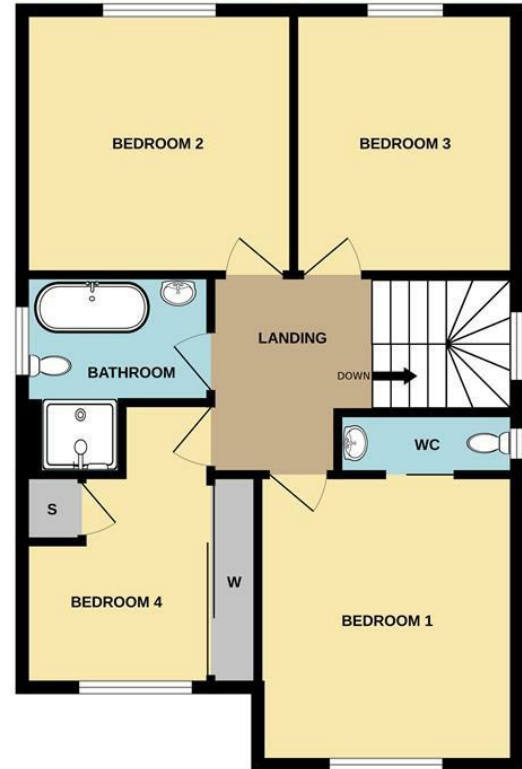


Integral Garage 16'2" x 7'8" (4.93m x 2.34m)

Ground Floor
787 sq.ft. (73.2 sq.m.) approx.



1st Floor
678 sq.ft. (63.0 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA: 1465 sq.ft. (136.1 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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