



**MORGAN
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HELPING YOU GROW



Papenburg Road, Canvey



Morgan Brookes believe - This stunning four bedroom detached residence situated on the extremely sought after Castle View Development, is ideal for the modern growing family being in close proximity to Benfleet Train Station, local transport links, schools & a short distance to the Golf Course, Town Centre & waters edge. The property boasts en-suite to the master bedroom, beautiful cabin for extra entertainment space, double garage and ample off street parking.

Our Sellers love - Raising our family in this beautiful home, close to everything we need, with great space inside and out. The garden cabin has been perfect for entertaining, and we'll miss it dearly.

Key Features

- Luxury Four Bedroom Detached House.
- Ground Floor Cloakroom.
- 24' Living Room.
- Modern Fitted Kitchen.
- En-Suite To Master Bedroom.
- Beautifully Maintained Rear Garden.

**Offers in Excess of
£535,000**

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Entrance

Double glazed panelled door to:

Hallway

17' 2" nt 5'10" x 12' 11" nt 3'5 (5.23m nt 5.33m x 3.93m nt 3.41m)

Stairs to first floor, built in storage area, radiator, wood effect flooring, doors to:

Kitchen

15' 8" x 8' 10" (4.77m x 2.69m)

Double glazed window to front aspect, obscure double glazed panelled door to side aspect, range of fitted wall and base units, roll top work surfaces incorporating 2 1/2 sink and drainer, 5 point gas hob with extractor over, fitted double oven, microwave, integrated fridge/freezer, wine cooler, coving to ceiling incorporating downlights, tiled flooring.

Ground Floor Cloakroom

5' 0" nt 2'7" x 5' 0" nt 2'10 (1.52m nt 2.58m x 1.52m nt 2.83m)

Obscure double glazed window to side aspect, vanity hand basin, low level WC.

Living Room

24' 2" x 15' 1" nt 11'9" (7.36m x 4.59m nt 3.58m)

Double glazed window to rear aspect, double glazed French doors to rear garden, radiator, wood effect flooring.

First Floor Landing

12' 9" nt 3'6" x 9' 0" nt 5'10" (3.88m nt 1.06m x 2.74m nt 1.77m)

Obscure double glazed window to side aspect, coving to ceiling incorporating loft access, carpet flooring, doors to:

Master Bedroom

15' 6" nt 13'3" x 12' 4" nt 3'5" (4.72m nt 4.03m x 3.76m nt 1.04m)

Double glazed window to front aspect, fitted bedroom furniture, radiator, coving to ceiling incorporating downlights and ceiling fan, carpet flooring, door to bedroom/dressing room, further door to:



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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.

En-Suite**8' 11" x 2' 11" (2.72m x 0.89m)**

Obscure double glazed window to side aspect, shower cubicle, vanity hand basin, low level WC, stainless steel heated towel rail, coving to ceiling incorporating extractor fan, wood effect flooring.

Bedroom 2**13' 7" nt 10'11" x 11' 0" (4.14m nt 3.32m x 3.35m)**

Double glazed window to front aspect, fitted bedroom furniture, radiator, coving to ceiling incorporating ceiling fan, carpet flooring.

Bedroom 3**14' 8" x 8' 9" (4.47m x 2.66m)**

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

Bedroom 4**11' 0" x 8' 11" (3.35m x 2.72m)**

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

Bathroom**11' 0" x 5' 10" (3.35m x 1.78m)**

Obscure double glazed window to side aspect, double shower cubicle, vanity hand basin, WC with concealed cistern, roll top bath, heated towel rail, coving to ceiling incorporating downlights and extractor fan.

Rear Garden

Composite decking from house, artificial grass to center, raised flowers beds to side, paved area to rear with hot tub, clad fences to both sides, gated side access.

Garden Cabin**23' 10" x 15' 3" (7.26m x 4.64m)**

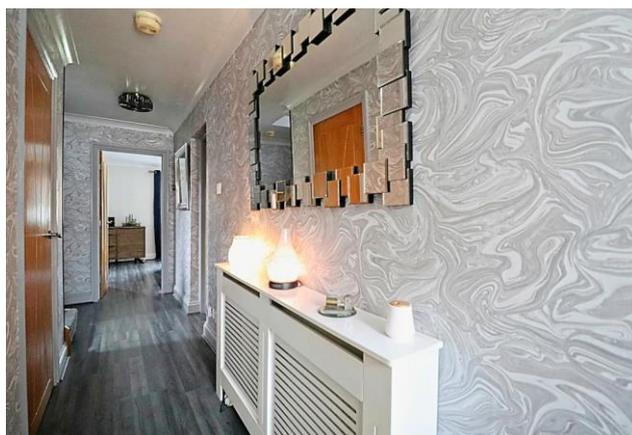
Two double glazed windows to side aspect with double glazed French doors to center, bar area, power & light connected.

Integral Double Garage**15' 9" x 13' 8" (4.80m x 4.16m)**

Double glazed panelled door to garden, power and light connected, up and over door.

Front Of Property

Block paved driveway for three to four vehicles.

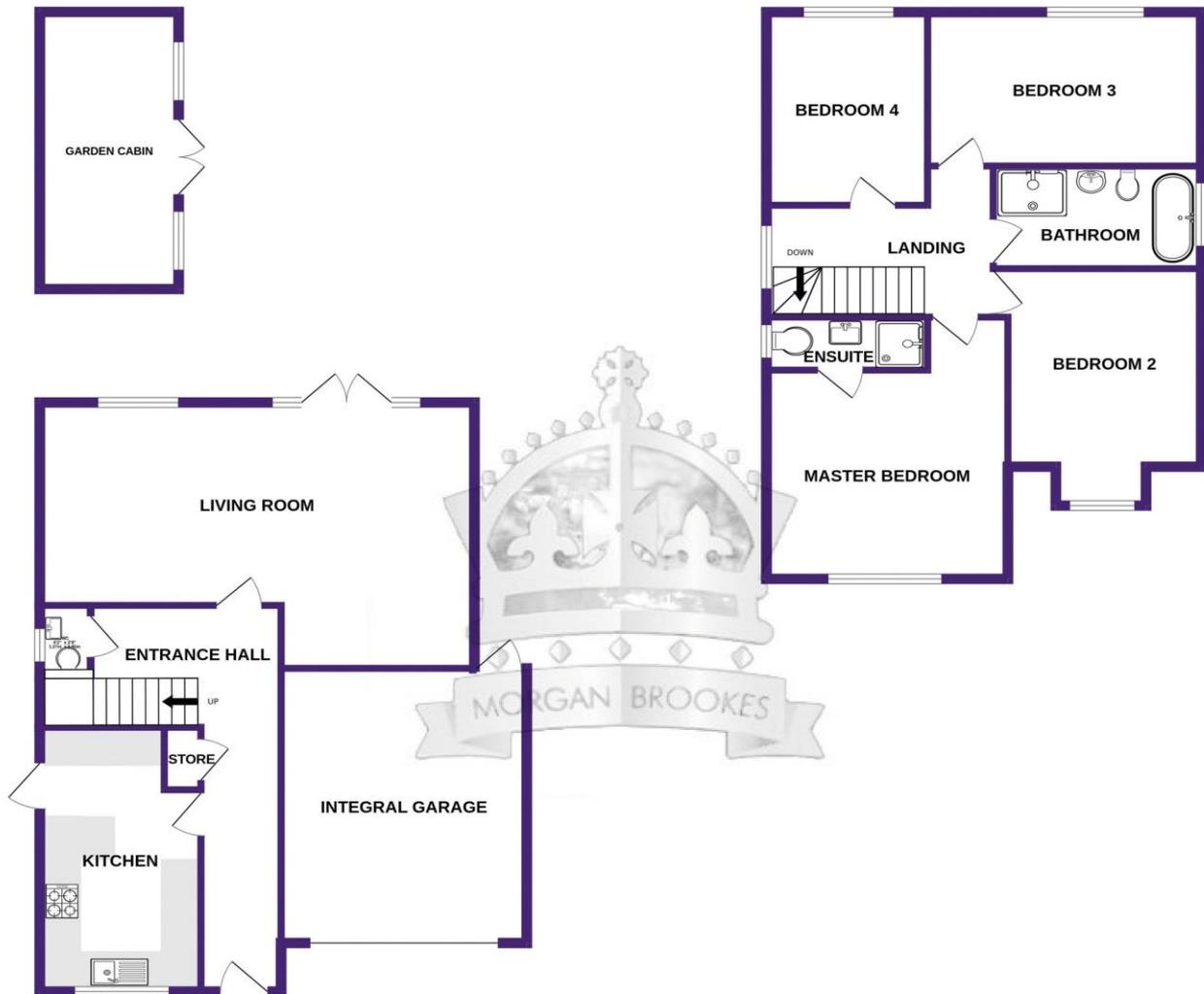


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GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.

1ST FLOOR
711 sq.ft. (66.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1645 sq.ft. (152.8 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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