NICKOLDS
Property Specialists







70 Lionel Road, Canvey Island, SS8 9DJ

Guide price £360,000

- PRICED TO SELL! Three/Four Bedroom Semi-Detached House Located on a Quiet Residential Road
- Two Bathrooms, One on Each Floor for Family Convenience
- Good Sized, Light Flooded, Bedrooms, All Decorated with Nothing to Do
- Viewing Highly Recommended. Immaculate, Extended Kitchen & Close to Town
- Ideal Location, Just Minutes Walk to Town Centre with Main Bus Routes, Schools & Every Amenities
- Larger than Average West-Facing Pretty, Sunny Garden with Established Shrubs - Easy to Maintain
- Perfect for Families and First Time Buyers
- Managers choice - Luxury Larger Than Average Open Plan Kitchen/Diner with Modern, Neutral Decor
- Off Street Parking & Integral Garage - Conversion Potential for Another Bedroom using Garage
- Ideal Opportunities for Investors Looking for Properties with Amenities Close by

90 Elm Road, Leigh On Sea, SS9 1SJ
01702 933 597
sales@nickoldspropertymanagement.co.uk

70 Lionel Road, Canvey Island SS8 9DJ

GUIDE PRICE £360,000 - £375,000
PRICED TO SELL! Brilliantly located in the charming area of Lionel Road, Canvey Island, this delightful home offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families and even offers the potential to convert the integral garage into a fourth bedroom, making this property future proofed for years to come! The good sized, bright and airy lounge serves as the heart of the home, providing a welcoming atmosphere for relaxation and entertaining guests.

This perfect family home, features two bathrooms, ensuring convenience for all occupants. The well designed layout of this property, allows for a harmonious living experience, catering to the needs of busy households. This home was thoughtfully designed to maximise natural light and therefore creates a warm and inviting environment throughout.

This brilliantly located home, is within short walking distance to Canvey's main Town Center where you will find main bus routes, shops, bars, restaurants and schools close by. Canvey Island is known for its picturesque surroundings and community spirit, making it a

3 2 1 D

Council Tax Band: C





Kitchen
13'4" x 10'8"

Diner
15'1" x 9'6"

Lounge
17'7" x 10'1"

Bedroom 1
12'8" x 10'7"

Bedroom 2
12'7" x 11'3"

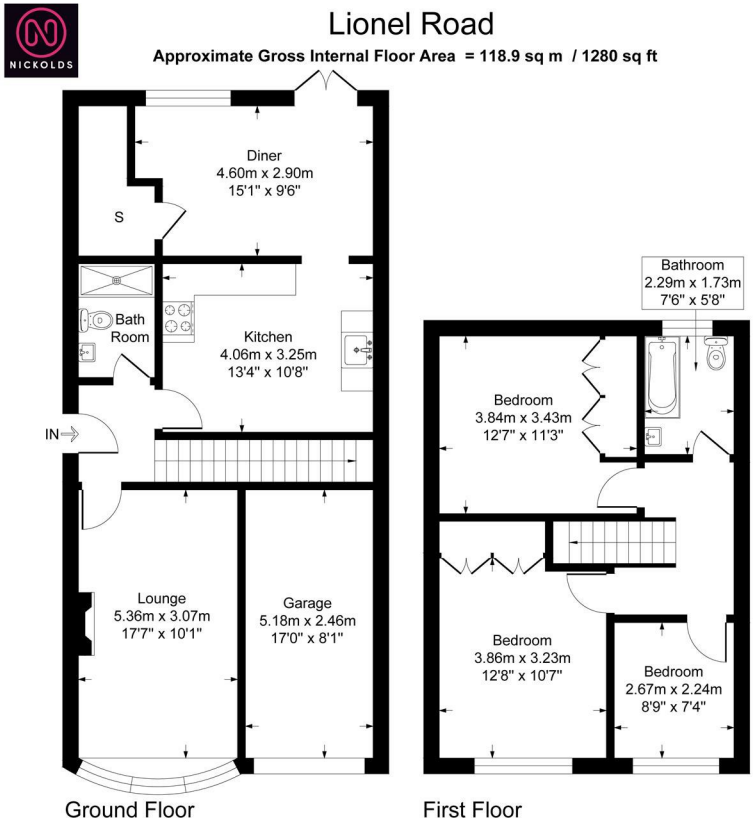
Bedroom 3
8'9" x 7'4"

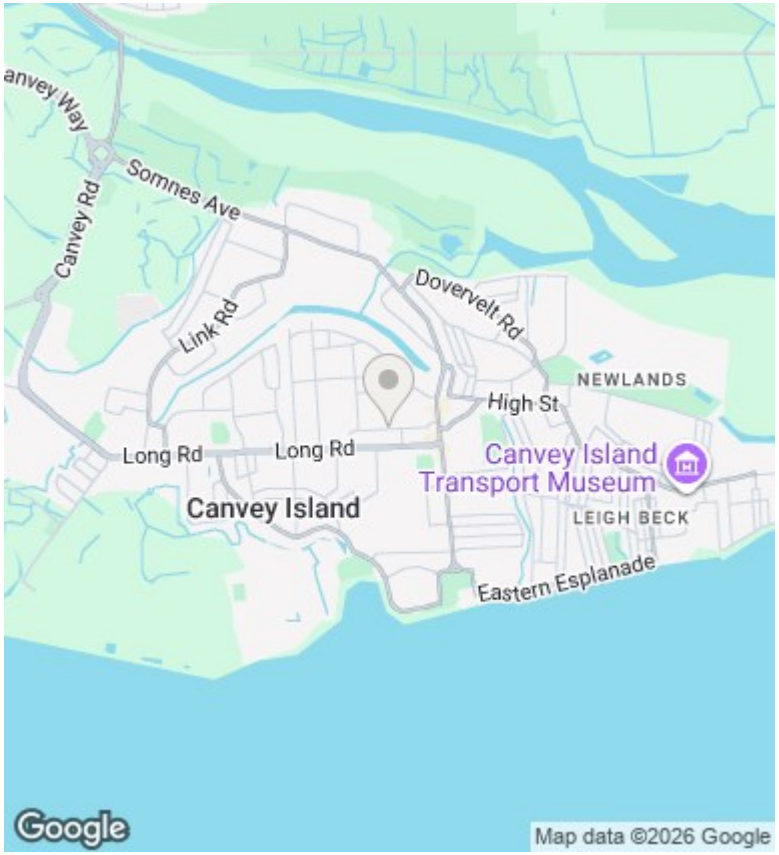
Bathroom
7'6" x 5'8"

Garage
16'12" x 8'1"









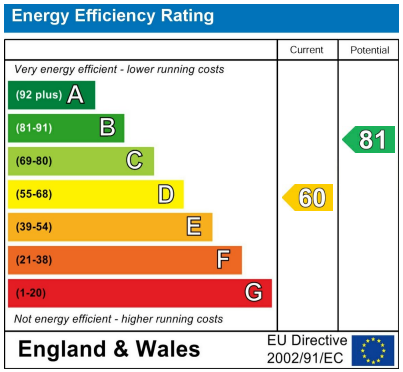
Directions

Viewings

Viewings by arrangement only. Call 01702 933 597 to make an appointment.

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