



WAYNE DIGGINS

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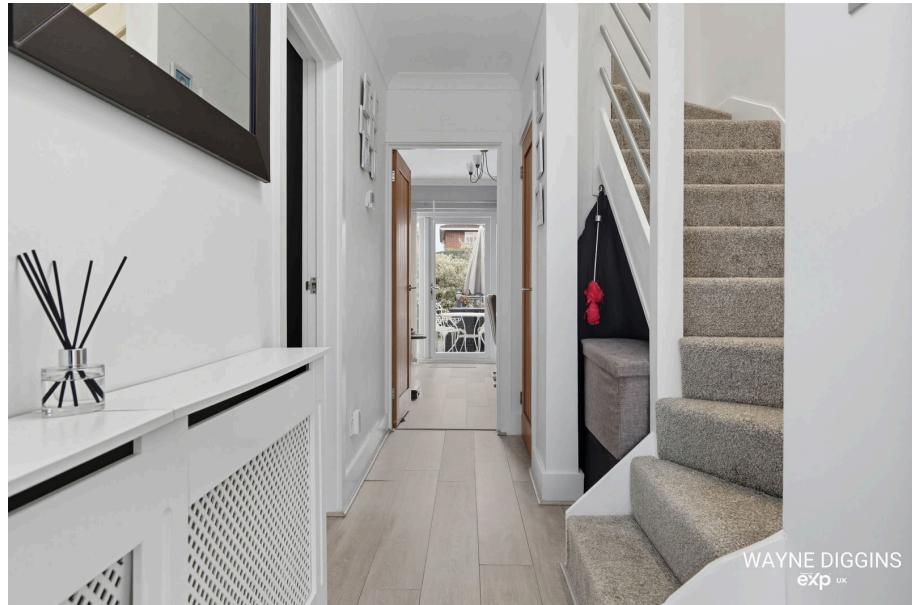
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Hilton Road, Canvey Island, SS8 9XD

Guide Price £425,000

 4  2  1

- Attractive four bedroom detached family home
- Modern fitted kitchen/breakfast room
- Double-length garage and off-street parking for multiple cars
- Contemporary family bathroom with bath and shower over bath
- Early viewing advised
- Close to waterside leisure centre
- Spacious lounge/diner with French doors to garden
- En-suite shower room
- Ground floor W.C.
- Guide price £425,000 - £450,000



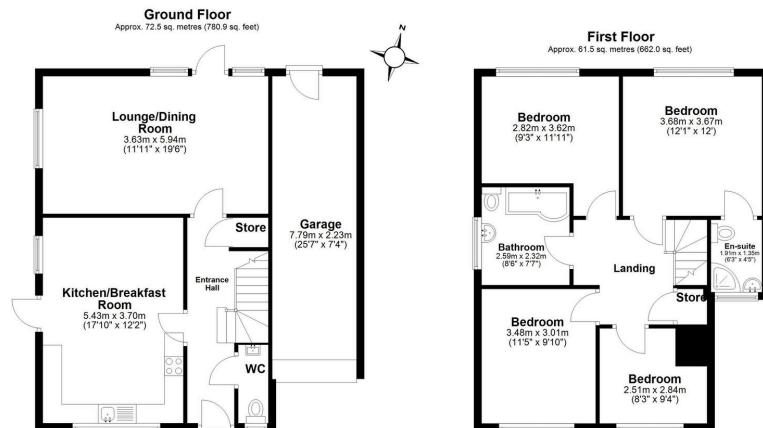
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HOME SWEET HOME!!! Ref: WD 1273 Positioned in a sought-after location on Hilton Road, this spacious four bedroom detached family home offers a perfect blend of modern living, generous accommodation, and a beautifully designed low-maintenance rear garden, making it an ideal choice for growing families. On approach, the property offers excellent kerb appeal with off-street parking for two to three vehicles, in addition to a double-length garage, providing ample space for vehicles or storage. Internally, the ground floor has been designed with family living in mind. The welcoming entrance hallway leads to a modern fitted kitchen/breakfast room which offers a range of units and space for dining, creating a bright and social hub of the home. To the rear, the generous lounge/diner is the perfect place to relax or entertain, with French doors opening directly onto the garden, allowing for seamless indoor-outdoor living.





Total area: approx. 134.1 sq. metres (1442.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatever that may arise as a result of this plan and the information contained within.

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Plan produced using Plan4p.com

Hilton Road

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	