



*20. Limburg Road*



## 20. Limburg Road Canvey Island SS8 0QJ

£325,000



Nestled on Limburg Road in the charming Canvey Island, this delightful semi-detached bungalow offers a perfect blend of comfort and style. Originally designed as a two-bedroom property, it features a stunning one-bedroom layout that maximises space and functionality. The excellent-sized lounge provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests.

The spacious, fitted kitchen and breakfast room are perfect for culinary enthusiasts, while the dining room, complete with stairs leading to a versatile loft room, adds an extra dimension to the living space. The family bathroom is beautifully appointed, ensuring a serene retreat for your daily routines.

One of the standout features of this property is the large, unoverlooked rear garden, providing a private oasis for outdoor enjoyment. Ample off-street parking, including a convenient carport, ensures that you and your guests will never be short of space.

Location is key, and this property boasts easy access on and off Canvey Island, with the Canvey Retail Park just a stone's throw away. For those commuting, Benfleet railway station is a short drive away, making travel to London and beyond a breeze.

Additional benefits include UPVC double glazing and underfloor heating in select rooms, enhancing comfort throughout the year. This property truly must be seen to be appreciated, offering a unique opportunity for those seeking a charming home in a desirable location.



### Kitchen/Breakfast Room

13'9 x 9'1 (4.19m x 2.77m)

Half obscure double-glazed entrance door to the side giving access to the kitchen/breakfast room with a coved flat plastered ceiling, UPVC double-glazed to the front and side elevation, radiator, units at base and eye level with matching drawers and all with chrome handles, square edge work surfaces over incorporating sink and drainer with chrome mixer tap, four ring electric hob with extractor over and separate waist height oven, tiling to splash back areas, breakfast bar, tiling to the floor, opening to the inner hallway

### Inner Hallway

Textured ceiling, doors off to the accommodation, store cupboard, and tiling to the floor.

### Lounge

16'9 x 10'9 (5.11m x 3.28m)

Excellent-sized lounge with coved textured ceiling, large UPVC double-glazed window to the front elevation, radiator, log burner with tiled backing and hearth, wood laminate flooring.

### Dining Room

9'11 x 6'5 (3.02m x 1.96m)

Coved textured ceiling, UPVC double-glazed French

doors to the rear elevation giving access to the garden, stairs to the loft room, tiling to the floor.

### Bedroom One

13'4 x 10'8 (4.06m x 3.25m)

Coved textured, UPVC double-glazed French doors to the rear elevation giving access to the garden with double-glazed windows on either side, and carpet.

### Bathroom

Coved textured ceiling, obscure UPVC double-glazed window to side, attractive modern tiling to walls and to the floor, chrome heated towel rail, modern three-piece white suite comprising a 'P' shaped panelled bath with waterfall chrome mixer taps, shower attachment and glass shower screen, sink with chrome mixer taps into a vanity unit, push flush wc.

### Loft Room Landing

Flat plastered ceiling, double-glazed Velux window, small eaves store cupboard, door to loft room, and carpet.

### Loft Room

16'2 x 14'5 (4.93m x 4.39m )

Flat plastered ceiling with inset spot lights, two double-glazed Velux-style windows, eaves store cupboards, door giving access to further loft room area with flat plastered ceiling, Velux window, carpet

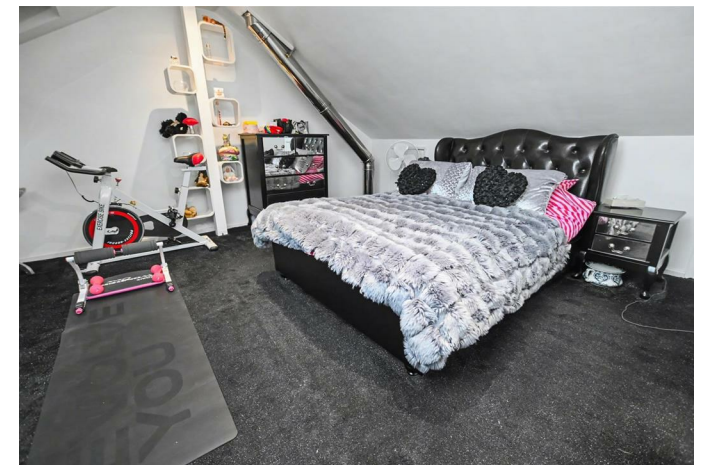
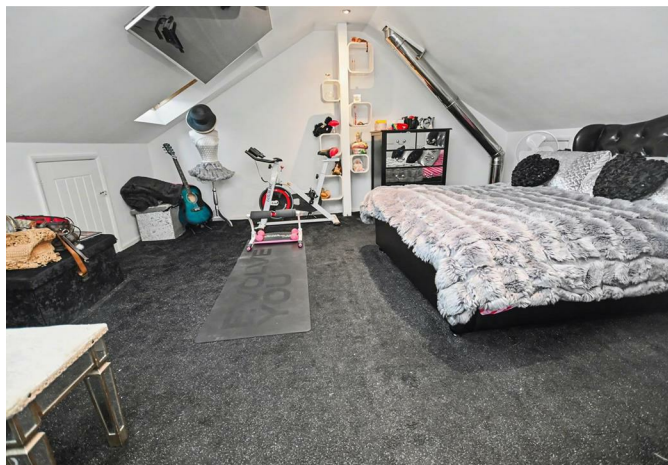
### Exterior

#### Rear Garden

A much larger than average and unoverlooked garden commencing with a paved patio area and raised artificial lawn with fencing, a large lawned area, to the rear of the garden, you have a further raised decked area with a wooden pergola over, two sheds to remain, fenced to boundaries, a gate giving access to the front.

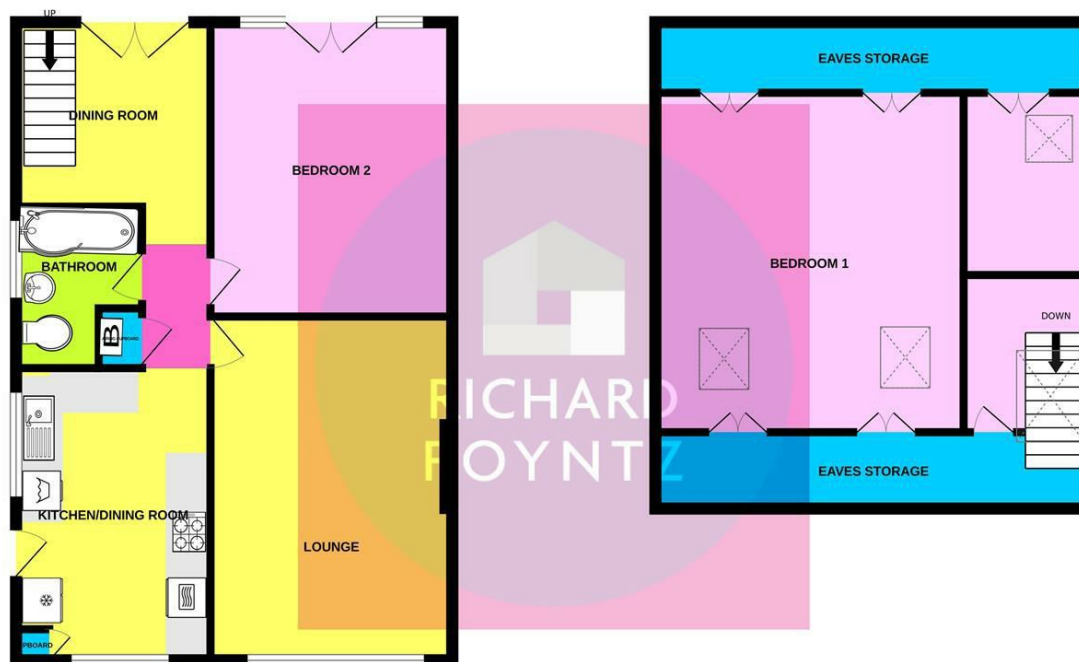
#### Front Garden

Has a hardstanding area providing off-street parking, a carport, an outside tap, step up to the entrance door



GROUND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.

1ST FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.7 sq.m.) approx.

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