MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

Kellington Road, Canvey Island







Morgan Brookes believes - This well presented, extended & spacious bungalow is an ideal home for buyers seeking single level living. The property has recently been upgraded with a fitted kitchen, orangery, double glazing, & is being offered with no onward chain.

Our Sellers love - That this road is a hidden gem, set along the sea wall facing Benfleet, with an abundance of wildlife, the smell of the sea & stunning views, its ideal for hiking, cycling & dog walking, with the Rugby Club & Golf Course just a short walk away. Its peaceful & private. The home has been extended & redeveloped to a high standard & the seller has loved living in his dream home.

Key Features

- Well Presented Throughout.
- Detached Bungalow.
- Two Bedrooms.
- 17'1 Living Room.
- 18'2 Orangery.
- Recently Fitted Kitchen.
- Low Maintenance Garden.
- Off Street Parking.
- No Onward Chain.
- Call Morgan Brookes Today!

Offers in Excess of £300,000

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Entrance
Double glazed panelled door to:

Hallway
5' 1" x 3' 3" (1.55m x 0.99m)
Double glazed window to front aspect, carpet flooring, door to:

Living Room
17' 2" x 11' 0" (5.23m x 3.35m)
Double glazed window to front aspect, radiator, feature fireplace, wood effect flooring, coving to smooth ceiling, archway to:

Kitchen
10' 3" x 5' 8" (3.12m x 1.73m)
Range of fitted base & wall mounted units, Quartz worktops incorporating sink unit with fitted Fohen boiling water tap, 5 point gas hob with extractor over, integrated dishwasher & washer/dryer, cupboard housing boiler, ceiling incorporating downlights, tiled flooring, opening to:

Orangery
18' 2" x 8' 11" (5.53m x 2.72m)
Double glazed windows & double glazed French doors to rear garden, double glazed glass roof, feature radiator, fitted cupboards housing combination microwave & oven, space for American style fridge/freezer, tiled flooring.

Inner Hall
2' 9" x 2' 7" (0.84m x 0.79m)
Wood effect flooring, doors to:

Bedroom 1
10' 10" x 10' 4" (3.30m x 3.15m)
Double glazed patio door to rear aspect, radiator, coving to smooth ceiling, carpet flooring.

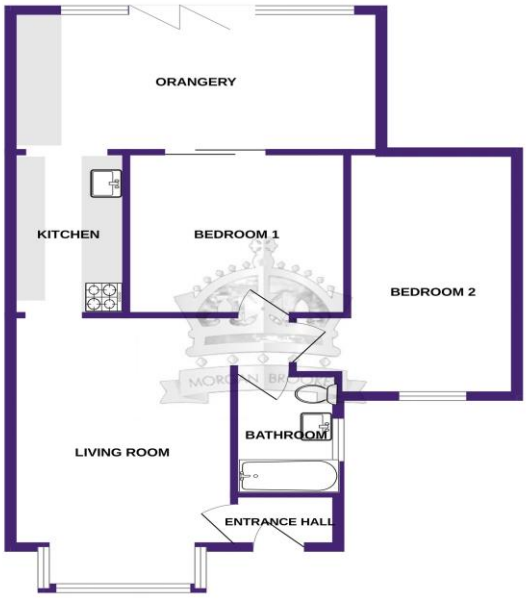
Bedroom 2
15' 4" x 11' 4" nt 8'3" (4.67m x 3.45m nt 2.51m)
Double glazed window to front aspect, radiator, carpet flooring, cupboard housing fuse box.

Bathroom
7' 6" x 5' 1" (2.28m x 1.55m)
Obscure double glazed window to side aspect, panelled bath with raised shower system & glass shower screen, vanity hand basin, low level WC, stainless steel heated towel rail, complimentary tiling to walls & flooring.

Rear Garden
Laid with Astroturf, shed & greenhouse to remain, side access.

Front Of Property
Driveway offering off street parking for 2 vehicles.

GROUND FLOOR



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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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Local Authority Information
Castle Point Borough Council
Council Tax Band: B

Sales | Lettings | Property Management
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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.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.