



6 Roosevelt Avenue Canvey Island, SS8 9EE £485,000



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Spacious Detached Home with Annexe Potential – Ideal for Dual Living or Large Families

Conveniently located near the Town Centre and Jones's Corner, this impressively sized detached home sits on a generous, wider-than-average plot and offers genuine versatility for large families or multi-generational living.

With up to six bedrooms, two kitchens, multiple reception rooms, and a side entrance leading to an annexe-style layout, this property is perfect for those needing independent living space under one roof.

The ground floor features a welcoming hallway, a grand main lounge, and a second reception room or optional bedroom. A rear hallway connects to a spacious bathroom, master bedroom suite (with nursery/dressing room), and a well-appointed kitchen. From here, a dining room or additional lounge leads to a second kitchen/utility, and an extra bedroom or reception room with a side hallway and its entrance—ideal for creating a private annexe.

Upstairs, the accommodation offers three double bedrooms and a modern shower room.

Outside, the wide frontage allows for ample parking and outdoor space

- ** Substantial detached home on a wider-than-average plot
- ** Conveniently located near the Town Centre and Jones's Corner
- ** Ideal for multi-generational living or annex accommodation
- ** Potential of five/six bedrooms arranged over two floors
- ** Two kitchens (or Utility Room) and multiple reception rooms
- ** Kitchen with double oven, hob, and extractor
- ** Potential annex area with: Separate side entrance, Reception/bedroom, Adjacent hallway for privacy
- ** Ample off-street parking and spacious garden with scope to personalise * Garage
- ** Ground floor bathroom & first floor shower room * Three double bedrooms on the first floor
- ** Two entrance halls, which are ideal, should further privacy be needed

Porch

Double glazed entrance door into the porch/hall, adjacent double glazed window and door into the main lounge.

Main Lounge 18'10 x 10'11 (5.74m x 3.33m)



An elegant lounge, very spacious and with a large double-glazed window to the front elevation, laminate flooring, coving to the ceiling, radiator, double doors connecting to the lounge, and an opening through to the inner hall.



Second Lounge/Potential Bedroom if needed 12'10 x 10'11 (3.91m x 3.33m)



Large double glazed window to the front elevation, radiator, coving to ceiling, mock feature fireplace.

Inner Hallway

Doors off to the kitchen, ground-floor bathroom, master bedroom, and storage. stairs connect to the first floor, laminate flooring, large double glazed window to the rear elevation.

Ground Floor Bathroom



Obscure double glazed window to the rear elevation, white panelled bath and unit incorporating a low level wc with push flush and vanity unit and airing cupboard.

Kitchen 13'11 x 9'7 reducing to 7' (4.24m x 2.92m reducing to 2.13m)



Extensively fitted with a range of light wood style fronted units and drawers at base level, rolled edge worksurfaces over with inset four ring gas hob with double oven under and overhead extractor, plumbing facilities for either a dishwasher or washing machine, double glazed window to the rear elevation, tiling to splashbacks, matching units at eye level.

Dining Room or Additional Lounge/ Annexe 13'3 reducing to 8'9 x 12'1 (4.04m reducing to 2.67m x 3.68m)



Double glazed door and window to the rear elevation, archway through to the utility/annexe kitchen, opening through to the other hallway, door to the bedroom or additional reception room.



Additional Reception Room/Further Bedroom 15'6 max x 9' (4.72m max x 2.74m)



Double glazed window to the front elevation, radiator.

Additional Hallway/Annexe 6'1 at widest point x 18'9 deep (1.85m at widest point x 5.72m deep)

Double glazed entrance door and circular double glazed window, with opening into the dining and additional lounge part of the property

Ground Floor Main Bedroom 13' x 8'11 (3.96m x 2.72m)



Double glazed window to the rear elevation, textured ceiling, radiator, opening through to the dressing room/nursery

Dressing Room/Nursery 9'7 x 7'4 (2.92m x 2.24m)

Double glazed to the rear elevation and radiator.

Utility Room/Annexe Kitchen 8' x 4' (2.44m x 1.22m)



Double glazed to the rear elevation, work surfaces with unit at eye and base level, inset stainless steel sink and plumbing facilities for washing machine and other appliances.

First Floor Landing

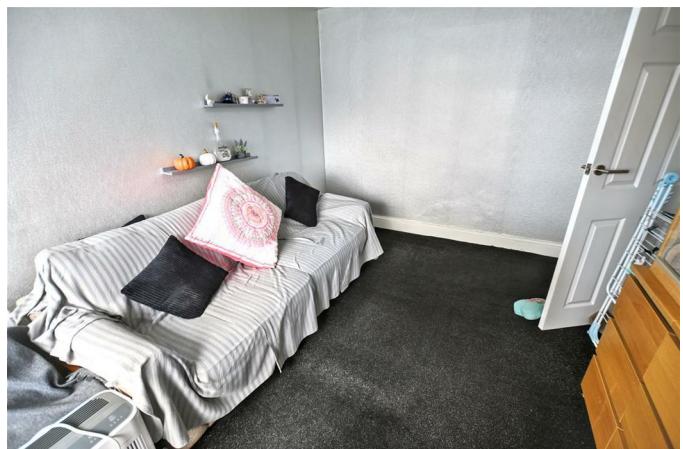
Doors off to the accommodation.

First Floor Bedroom Two 13'x 12'4 (3.96mx 3.76m)



Double glazed window to the rear elevation, radiator plus eaves storage.

First Floor Bedroom Three 13' x 9'11 (3.96m x 3.02m)



Double glazed window to the rear elevation and radiator.

First Floor Bedroom Four 12' x 8' (3.66m x 2.44m)



Double glazed window to front elevation and radiator, wardrobes which can stay if needed and access to eaves storage

First Floor Shower Room



Tiled to walls, double glazed window to the rear elevation, vanity unit, low level wc and shower with a wall mounted electric shower.

Exterior

Rear Garden



Low maintenance with large patio areas and the remainder being laid to artificial lawn, fenced to the boundaries, bar area, side access, lighting, and outside tap.



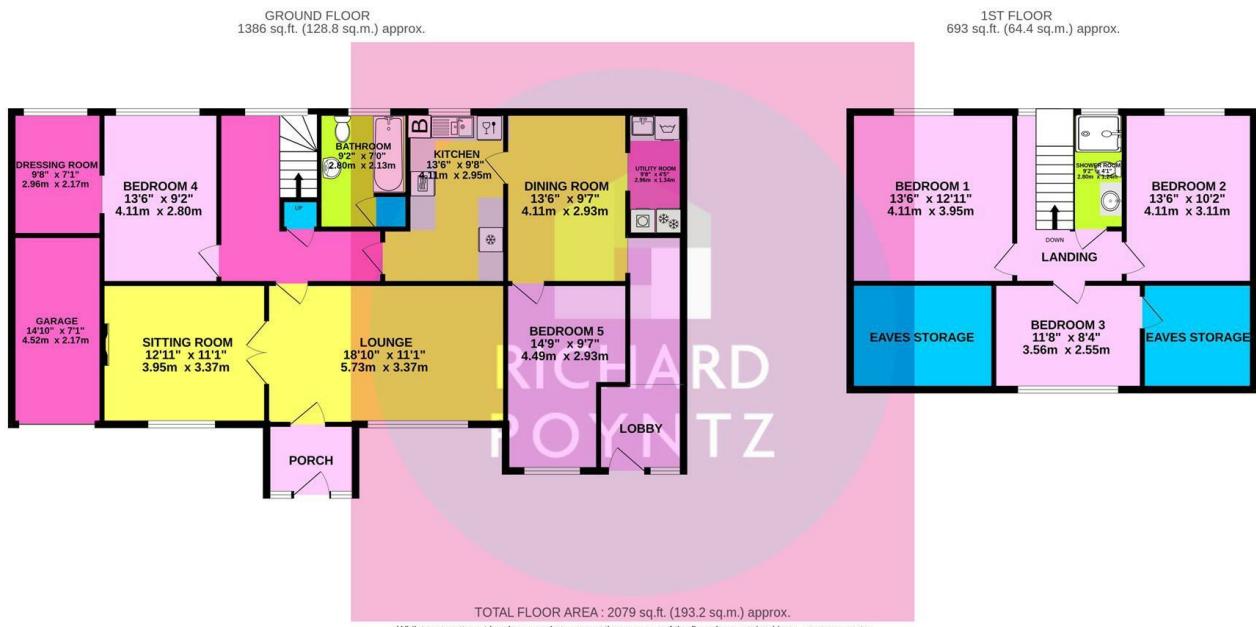
Front Garden



Extensive off-street parking.

Garage

Up and over door and larger than average.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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