



\* £500,000 - £550,000 \* PARKING TO FRONT AND REAR \* ANNEX WITH SHOWER ROOM \* UTILITY ROOM \* DOWNSTAIRS W/C \* FOUR BEDROOMS \* EN-SUITE TO MASTER \* This incredibly spacious, detached character house is in a great location nearby amenities and bus links of the High Street, a great school catchment, offers ample parking and an annex to the rear. The accommodation is comprised of; landscaping to front and rear with parking and a picturesque rear garden, an entrance hall with access to the downstairs W/C, a large dual aspect through-lounge with French doors to the rear, a kosher kitchen-diner, with attached utility room and finally, four bedrooms upstairs with a family bathroom and en-suite to master. The annex to the rear has its own shower room and gated parking and the home is available to view now!

- Ample of-street parking
- Additional gated parking to rear
- Amenities and bus links on the High Street nearby
- Large dual aspect lounge with French doors
- Utility room and downstairs W/C
- Annex to rear with shower room
- Large detached character house
- Four great sized bedrooms/ family bathroom and en-suite
- Kosher kitchen-diner
- Picturesque landscaped gardens

## Waarden Road

Canvey Island

**£500,000**

Price Guide



# Waarden Road



## Frontage

Driveway creating parking for two to three vehicles, side access to the rear garden, door to:

## Entrance Hallway

Smooth ceiling with a pendant light, entrance door to the front, stairs rising to the first floor landing with understairs storage, radiator with a radiator cover, wood effect laminate flooring, door to:

## Lounge

Smooth coved ceiling with a pendant light, double-glazed bay window to the front, double-glazed windows to the side, double-glazed French doors to the rear leading out to the garden, wall panelling, radiator, wood effect laminate flooring, opening to:

## Kitchen Diner

Smooth coved ceiling with inset spotlights, double-glazed window to the side, double-glazed window to the rear overlooking the garden, double-glazed door to the rear opening out onto the garden. Kitchen comprising of; wall and base level units with a wooden worktop, space for a range cooker with a four-ring gas hob, inset sink and drainer with a chrome mixer tap, additional inset sink and drainer with chrome mixer tap, centre island with a wooden worktop, two-seater breakfast bar, pan drawers, wood effect laminate flooring, door to:

## Utility Room

Smooth ceiling with inset spotlights, double-glazed window to the side, worktop, wood-effect laminate flooring.

## Downstairs WC

Smooth ceiling with a pendant light, obscured double-glazed window to the front, low-level WC, vanity unit wash basin, and wood-effect laminate flooring.

## First Floor Landing

Smooth ceiling with a pendant light, radiator, loft access, carpet, door to all first-floor rooms.

## Bedroom One

Coved ceiling with a feature pendant light, double-glazed bay window to the front, radiator, wood effect laminate flooring, door to:

## En-Suite to Bedroom One

Pendant light, obscured double-glazed window to the rear, dado rail, low-level WC, wash basin, wood effect laminate flooring.

## Bedroom Two

Coved ceiling with a pendant light, double-glazed bay window to the front, radiator, wood-effect laminate flooring.

## Bedroom Three

Coved ceiling with a pendant light, double-glazed window to the rear overlooking the garden, wood effect laminate flooring.

## Bedroom Four

Coved ceiling with a pendant light, double-glazed window to the rear overlooking the garden, radiator, wood-effect laminate flooring.

## Bathroom

Smooth ceiling with a pendant light, obscured double-glazed window to the front, paneled bath with a shower attachment, low-level WC, pedestal wash basin, wood effect laminate flooring.

## Rear Garden

Commences a wooden decked area with the remainder laid to lawn, mature tree and shrub borders, access to annex, outside lighting, outside tap, side access back to the front driveway.

## Annex/Office/Games Room

Bathroom  
Double glazed door to the rear.

## Agents Notes:

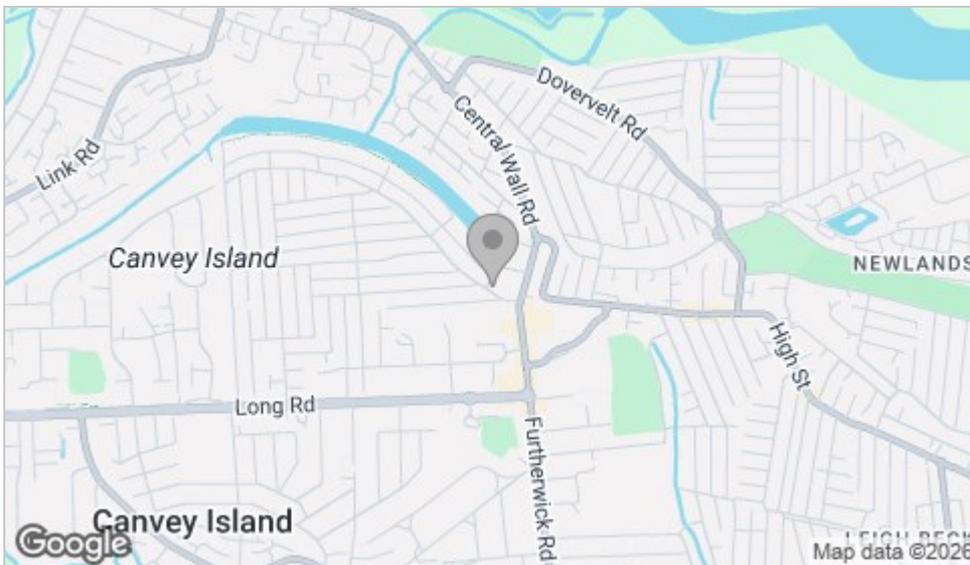
Council tax band: E



## Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

## Energy Efficiency Graph

