



Beecroft Crescent, Canvey Island, Essex, SS8 9FA

4 bed detached house / **Guide Price** £550,000 / t. 01702 555888





This spacious and beautifully presented **four-bedroom detached family home has been finished to an exceptional standard throughout and is ideally situated in a highly sought-after location on Canvey Island.**

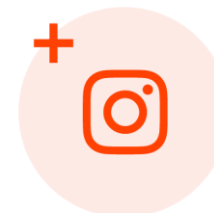
The well-planned accommodation offers a generous lounge, a stunning fitted kitchen/diner, separate utility room, study and a convenient ground floor cloakroom. Upstairs, you'll find four well-proportioned bedrooms, including a superb principal bedroom with en-suite shower room, together with a family bathroom.

Externally, the property boasts a south-facing rear garden, garage and off-street parking.

Perfectly positioned within easy reach of local shops, everyday amenities and excellent schools. Major road links are close by, while Benfleet mainline station, offering direct services to London Fenchurch Street, is just a short drive away.

A fantastic family home in a prime location—early viewing is highly recommended. Contact us today to arrange your appointment.

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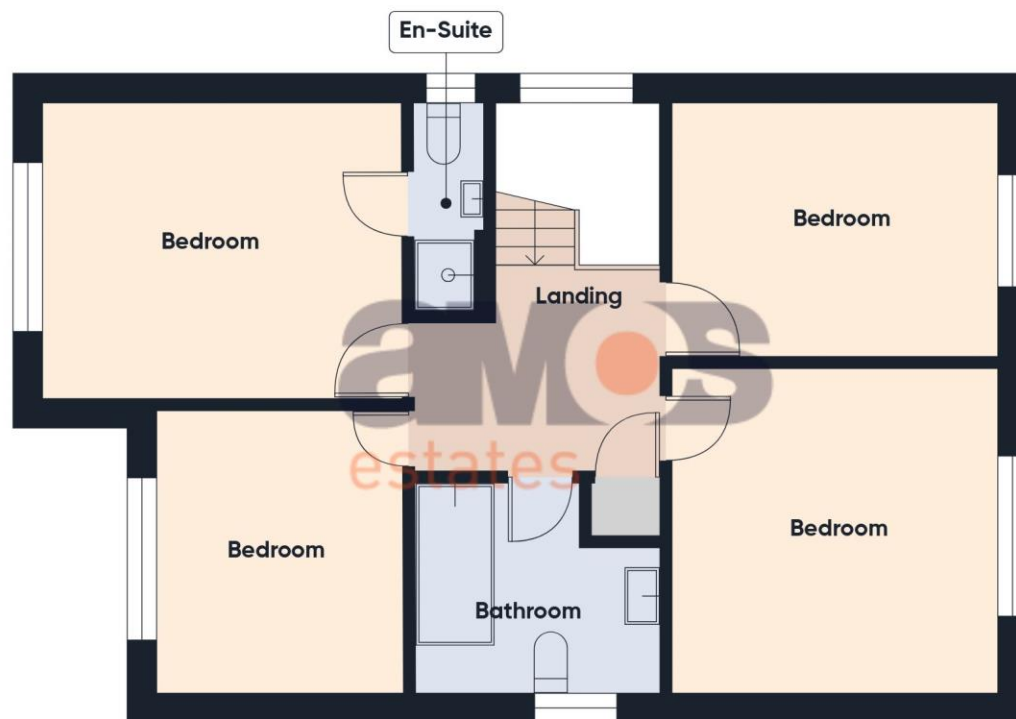
Ground Floor Building 1

Approximate total area⁽¹⁾

1454 ft²

135 m²

**A space to
call home.**



First Floor Building 1



Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Highlights

- \ Spacious Four Bedroom Detached Family Home
- \ Beautifully Finished
- \ Large Lounge
- \ Stunning Fitted Kitchen/Diner
- \ Utility Room
- \ Study
- \ Ground Floor WC
- \ Generous Size Bedrooms
- \ En-Suite Shower Room To Master
- \ Family Bathroom Suite
- \ South Facing Rear Garden
- \ Garage & Off Street Parking
- \ Prime Location
- \ Easy Reach Of Local Shops & Amenities
- \ Transport Links Close By
- \ EPC Rating – D
- \ Council Tax Band - E





uPVC double glazed composite front door with decorative glazed inserts leading to entrance hallway.

**Entrance Hallway 18'0 x 3'8 **

Amtico flooring, radiator, panelled sides to decorative papered walls to smooth plastered and coved ceiling, carpeted stairs with balustrade and understairs storage leading to first floor accommodation.

**Lounge 21'8 x 11'8 **

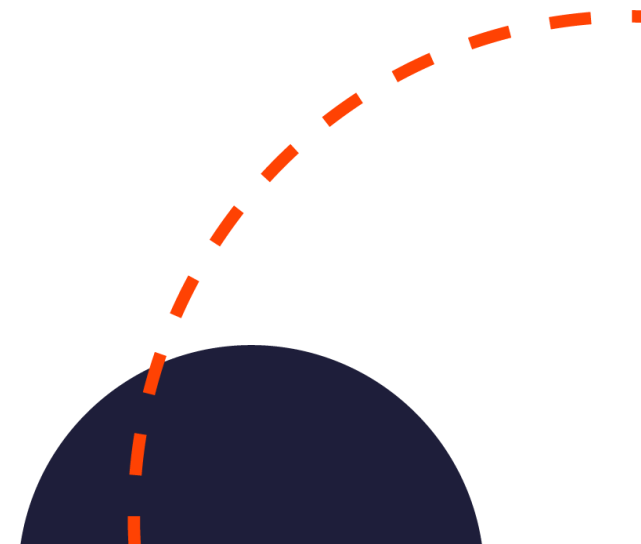
uPVC double glazed sliding patio door to rear leading to rear garden, fitted carpet, decorative wallpaper to smooth plastered and coved ceiling, feature fireplace with wood burning stove and marble effect hearth to surround, power points, light switch. uPVC double glazed window to rear overlooking garden, radiator.

**Kitchen 15'8 x 10'9 **

Herringbone Amtico flooring, range of white eye level units with moss green base level units with accent lighting, inset into quartz square edge worktops with 1½ bowl sink and drainer unit, smooth plastered walls, smooth plastered and coved ceiling with inset spotlights, uPVC double glazed windows to front and side, uPVC double glazed door to side, integrated AEG dishwasher, integrated fridge freezer, Bosch double oven, Bosch integrated microwave, integrated bin storage, integrated CDA wine chiller, four ring induction hob with extractor over, chrome hot and cold extendable mixer tap, soft close cupboards and drawers, radiator, power points.

**Utility Room 6'4 x 5'11 **

Square edge quartz worktops with space for a washing machine and tumble dryer, Amtico flooring, obscured double glazed window to side, power points, light switch, smooth plastered walls, smooth plastered and coved ceiling with inset spotlights, cupboard housing Baxi boiler.





**Ground Floor WC 6'3 x 3'11 **

Low level push button WC, wash hand basin with chrome hot and cold mixer tap with cupboard beneath, tiled flooring, smooth plastered walls, smooth plastered and covered ceiling, uPVC obscure double glazed window to side, heated towel radiator, light switch.

**Office 7'5 x 6'4 **

Fitted carpet, uPVC double glazed window to front, radiator, power points, light switch, consumer unit, blend of wallpaper to smooth plastered walls, smooth plastered and covered ceiling.

**Landing **

Carpeted stairs leading to first floor with uPVC obscure double glazed window to side, airing cupboard with hot water tank, fitted carpet, decorative papered walls to smooth plastered and covered ceiling, power points, loft access hatch with dropdown ladder (which we are advised is fully boarded and insulated).

**Bedroom One 12'9 x 10'9 **

Fitted carpet, decorative papered walls to smooth plastered and covered ceiling, power points, light switch, uPVC double glazed window to front, door to en-suite.

**En-Suite Shower Room 7'9 x 2'8 **

Three piece suite comprising Gainsborough drench style shower with chrome shower head, heated towel radiator, tiled flooring, smooth plastered walls, smooth plastered and covered ceiling with inset spotlights, uPVC obscure double glazed window to side, low level push button WC, extractor.

**Bedroom Two 11'11 x 11'7 **

Fitted carpet, radiator, uPVC double glazed window to side, power points, smooth plastered and covered ceiling, smooth plastered walls, decorative feature wall to bedside, power points, light switch.





**Bedroom Three 11'7 x 9'5 **

Fitted carpet, smooth plastered walls, smooth plastered and coved ceiling, radiator, uPVC double glazed window to rear, power points, light switch.

**Bedroom Four 10'4 x 8'7 **

Fitted carpet, decorative wallpaper to smooth plastered walls, smooth plastered and coved ceiling, radiator, power points, light switch.

**Bathroom 9'0 x 7'10 **

Three piece suite comprising push button low level WC, wash hand basin with chrome mixer tap inset into storage unit with tiled top and storage below, tiled flooring, tiled bath with chrome mixer tap and separate handheld attachment, smooth plastered walls, smooth plastered and coved ceiling, heated towel radiator, uPVC obscure double glazed window to side.

**Garage 16'11 x 7'11 **

Up and over door to front, uPVC obscure double glazed window to rear, power and light connected, uPVC obscure double glazed personal door to rear garden from garage.

**Garden **

South facing rear garden mainly laid to established lawn with paved patio area, corner storage shed to remain, shrub borders to panelled fencing onto gravel boards, side access to front via timber gate.

**Front Garden **

Driveway providing off street parking, established lawn adjacent.







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