



1 Birch Close, Canewdon, Essex, SS4 3PE

Three Bedroom Family House / **Price:** Offers Over £450,000 / **Tel:** 01702 207720

amos



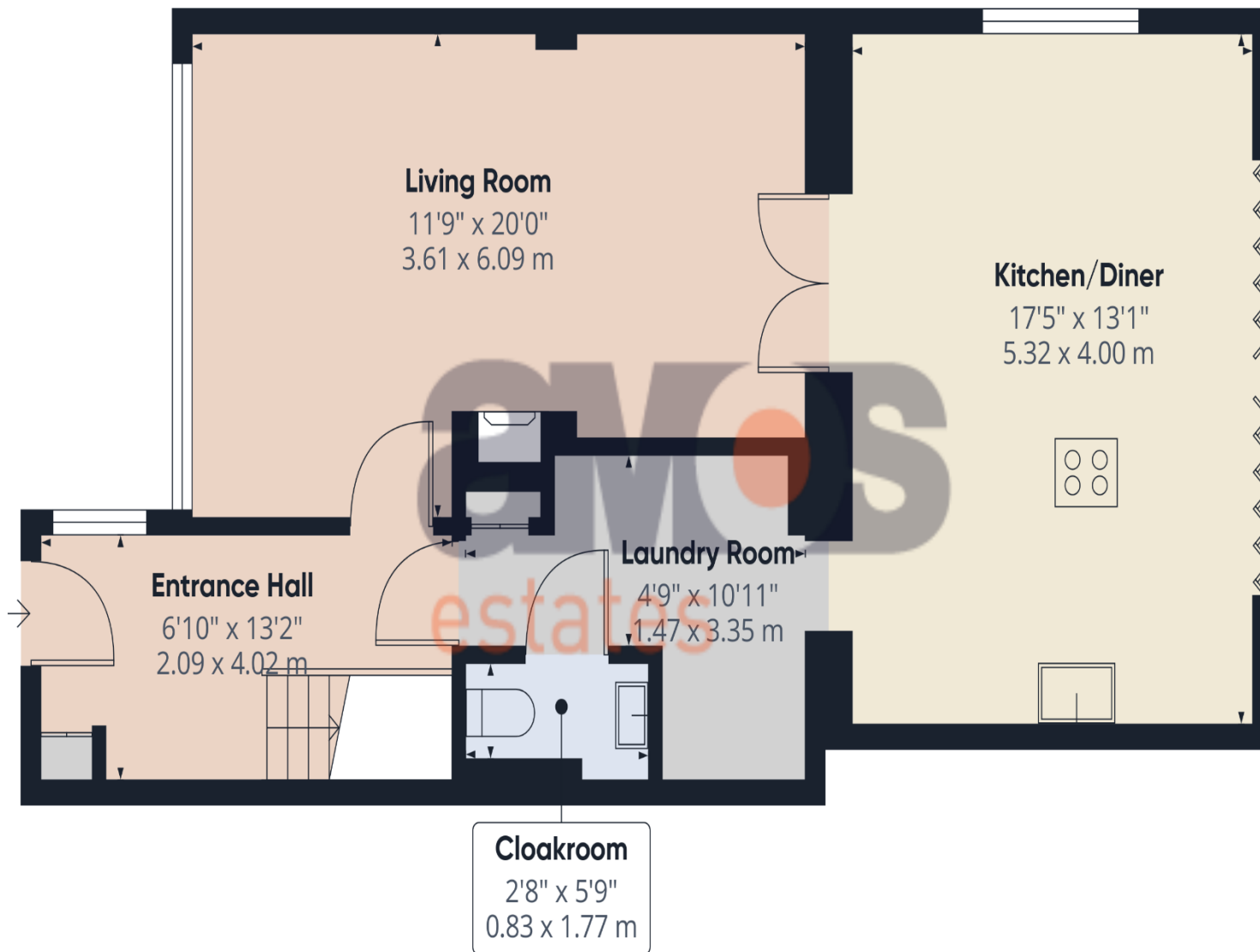


Welcome to this charming **three-bedroom** house ideally situated in the picturesque village of Canewdon, Essex. This property offers a wonderful opportunity for those seeking a comfortable and versatile family home within a friendly community. Take a look inside and you will immediately appreciate the bright and spacious feel that permeates throughout. The ground floor features two distinct reception areas and an outstanding integrated kitchen with bi-folds overlooking the garden. The ground floor is completed with a useful cloakroom and a utility area. Upstairs you will find three bedrooms, a galleried landing and a four piece bathroom suite. The rear garden has a patio and lawn and then to the front you will love the large block paved driveway and garage.

Canewdon itself is a highly desirable location, known for its tranquil surroundings and strong community spirit. Residents benefit from the peace of village life whilst remaining well-connected to essential amenities and transport links. The area offers a blend of rural charm and practical accessibility, ensuring a balanced lifestyle. We have created a **360' walkthrough virtual tour** for this house, take a look and prepare to be impressed.

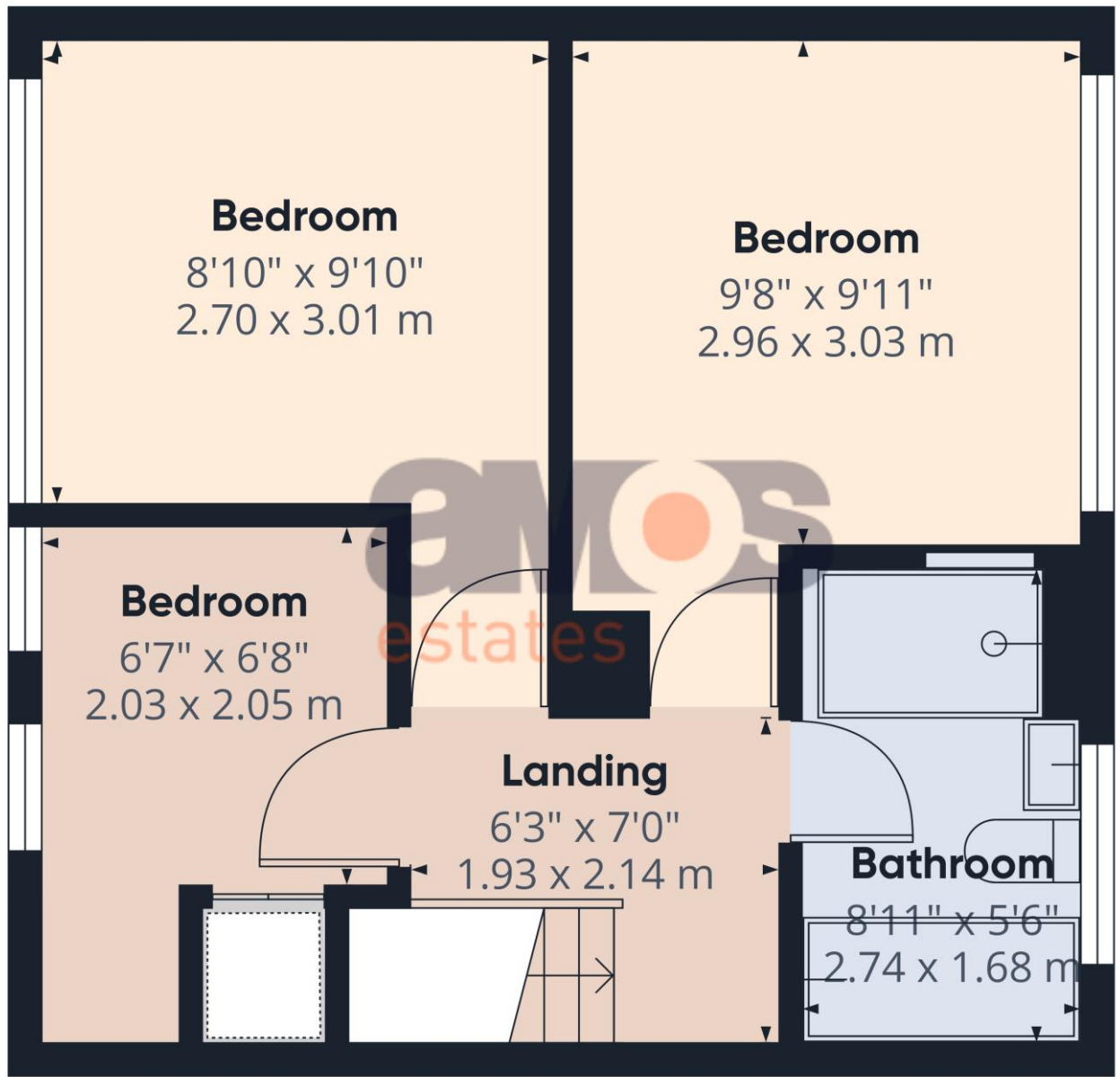
Find us on





Ground Floor

**A space to
call home.**



First Floor



Property Information

- / Extended 974 Sq. Ft Family Home
- / Well-presented accommodation throughout
- / Modern kitchen/diner with integrated appliances
- / Generous living room with feature fireplace
- / Utility Room & Ground Floor Cloakroom
- / Three Bedrooms
- / Family Bathroom with Bath & Soakaway Shower
- / Recently Installed Block Paved Driveway & Garage
- / Sought After Village Location
- / Council Tax Band: C
- / EPC Rating: C
- / 360' Virtual Tour Available



Double glazed entrance door leading into:

Entrance Hall /

13'2 x 6'10

Built in storage cupboard, wood floor covering, double glazed door panels and double glazed window to side aspect, radiator, plastered ceiling, wood panelled feature wall area, stairs to first floor living space with storage cupboard, dado rail, wall lights, power points, wood doors leading to rooms.

Living Room /

20' x 11'9

Double glazed window to front aspect, radiator, coved and plastered ceiling, fitted carpet, wall mounted electric fire, power points, double opening glass doors leading into:

Open Plan Kitchen and Dining Room /

17'5 x 13'1

Outstanding space with full range of fitted kitchen units with quartz working surface over, carved sink unit and Quooker hot tap, integrated oven and microwave, breakfast bar area, integrated fridge and freezer, induction hob, integrated dishwasher, power points, fitted bi-fold doors leading onto and overlooking the garden, feature kitchen cabinet lighting, double glazed window to side aspect, wood style floor covering, space for large dining table, storage cupboard, access to:

Utility Room /

10'11 x 4'9

Fitted in range of matching kitchen units with working surface over, plastered ceiling with extractor fan, power points, wood style floor covering.

Ground Floor Cloakroom /

5'9 x 2'8

White suite comprising of push button flush toilet and vanity unit with sink top and mixer tap, plastered ceiling with spotlights.









Galleried Landing /

7'0 x 6'3

Staircase from ground floor living space, fitted carpet, coved and plastered ceiling, loft access with integrated loft ladder for easy access and the loft is boarded, white wood doors leading to rooms.

Bedroom One /

9'11 x 9'8

Double glazed window to rear aspect, radiator, fitted carpet, power points, coved and plastered ceiling.

Bedroom Two /

9'10 x 8'10

Double glazed window to front aspect, fitted carpet, coved and plastered ceiling, radiator, power points.

Bedroom Three /

6'8 x 6'7

Double glazed window to front aspect, radiator, fitted carpet, plastered ceiling, over stairs storage cupboard, power points.

Bathroom /

8'11 x 5'6

Stylish suite comprising of tiled bath with central taps, integrated push button flush toilet and vanity unit with sink top and mixer tap, walk in shower with soakaway floor and integrated shower with rain cloud head, tiled wet areas and floor, wall mounted chrome towel radiator, double glazed window, plastered ceiling with spotlights and extractor fan.





Rear Garden /

Lawned area, secure fenced boundaries, raised planting border, patio are at the far end of the garden, two outside power points, water tap, garden lighting, side access to front.

Front Garden /

Block paved driveway providing plenty of vehicle parking, two outside power points, mature shrub and ornamental tree planting, access to the property.

Garage /

Located within a nearby block.

EPC Rating: C

Council Tax Band: C

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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

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