



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Labworth Road, Canvey Island



Morgan Brookes believe - Look no further than this detached bungalow in an enviable location which offers a world of convenience! Internally you'll find the accommodation is finished to an impressive standard with a luxury fitted kitchen and bathroom. Outside, you'll benefit from off-street parking and a delightful rear garden, the perfect outdoor space to relax in.

Our Sellers love – That the property offers the best of both worlds with its close proximity to the seaside and only moments away from the Town Centre!

Key Features

- Guide Price £300,000 - £325,000.
- Contemporary Detached Bungalow.
- Two Bedrooms.
- Luxury Fitted Kitchen & Bathroom.
- Off Street Parking.
- Popular Canvey Island Location.
- Positioned A Stone's Throw From Beach.
- Close Proximity To Town Centre.
- Call Morgan Brookes Today!

**Guide Price £300,000-
£325,000**

Labworth Road, Canvey Island

Entrance

Double glazed paneled door leading to:

Entrance Porch

4' 1" x 3' 3" (1.24m x 0.99m)

Obscure double glazed window to side aspect, smooth ceiling, wood effect flooring, doors leading to:

Living Room

13' 1" x 13' 1" (3.98m x 3.98m)

Double glazed window to front aspect, fitted Bluetooth speaker, two radiators, smooth ceiling incorporating inset downlights, wood effect flooring, opening to:

Kitchen

14' 8" x 8' 8" (4.47m x 2.64m)

Double glazed window & double glazed paneled door to rear aspect, fitted with a range of base & wall mounted units, roll top quartz work surfaces incorporating sink & drainer unit, five point gas hob with extractor fan over, integrated oven, radiator, integrated fridge freezer, integrated dishwasher, integrated washing machine, integrated microwave, fitted Bluetooth speaker, complimentary splash back tiling, smooth ceiling incorporating inset downlights, wood effect flooring.

Master Bedroom

15' 7" x 7' 2" (4.75m x 2.18m)

Double glazed window to front aspect, radiator, smooth ceiling, carpet flooring.

Hallway

4' 11" x 2' 7" (1.50m x 0.79m)

Ceiling incorporating loft access, wood effect flooring, doors leading to:

Second Bedroom

8' 5" x 8' 6" (2.56m x 2.59m)

Double glazed window to rear aspect, fitted storage space, radiator, smooth ceiling, carpet flooring.

Family Bathroom

5' 5" x 7' 1" (1.65m x 2.16m)

Obscure double glazed window to side aspect, paneled bath with raised shower system over, shower screen, vanity hand basin, low level WC, stainless steel heated towel rail, complimentary part tiled walls, smooth ceiling incorporating inset downlights, wood effect flooring.

Rear Garden

Mainly laid to lawn, established shrubs & flowers, gated side access.

Front Of Property

Gravel driveway providing off-street parking.

Agents Note

Morgan Brookes also provide professional lettings and property management services for landlords across C South Essex and the surrounding areas. If you are considering renting your property, purchasing a buy-to-let investment or would like a review of your current management arrangements, please contact our Lettings Team using the details shown above.



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Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of details, wall-thickness, corners 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, fixtures and appliances shown here are not guaranteed and no guarantee is given. Made with Metagon ©2023

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

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

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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.