



*Bokeda Lakeside Path*



RICHARD  
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# Bokeda Lakeside Path Canvey Island SS8 9PB

£315,000



Nestled on Lakeside Path in the charming Canvey Island, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The stunning views across Canvey Lake provide a picturesque backdrop, enhancing the appeal of this lovely home. Upon entering, you are greeted by a spacious hallway that leads to an excellent-sized lounge with stunning views of Lake, perfect for relaxation and entertaining. The modern kitchen diner is equipped with a built-in oven, hob, and extractor, making it a practical space for culinary enthusiasts. Adjacent to the kitchen is a contemporary conservatory, which invites natural light and offers a serene spot to enjoy the garden views.

The first floor features a generous landing with a handy store cupboard, housing an ideal combination boiler that we understand was installed in 2017. The three bedrooms are bright and airy, with bedrooms one and three boasting lovely views of Canvey Lake. A well-appointed shower room and a separate W/C add to the functionality of the home. Outside, the property benefits from a large frontage and an established rear garden, complete with a garage for additional storage or parking. The location is particularly advantageous, being just a short walk from the town centre, with Castleview Secondary School, bus routes, and shops all within easy reach. This home is equipped with gas-fired central heating and UPVC double-glazed windows and doors, ensuring comfort and energy efficiency. Viewing is highly recommended to fully appreciate the charm and potential of this wonderful property.



## Hallway

Composite style entrance door to the front with obscure double glazed insets giving access to a spacious hallway with textured ceiling, further obscured UPVC double glazed window to the front elevation next to the entrance door, stairs to the first floor accommodation, radiator, doors off to the accommodation, small storage cupboard, and wood laminate flooring.

## Cloakroom

Textured ceiling, modern two-piece white suite comprising a push flush wc, sink with chrome taps, with tiling to splashback, wood laminate flooring

## Lounge

164x 10'10 (49.99mx 3.30m)

Excellent-sized lounge to the front of the property which has a textured ceiling, large UPVC sliding patio doors to the front

elevation giving extensive views over Canvey Lake, radiator, wood laminate flooring.

## Kitchen/Diner

17'5 x 8'10 (5.31m x 2.69m)

Textured ceiling, two UPVC double glazed windows to the rear elevation plus half double glazed door giving access to the conservatory, modern white gloss units at base and eye level with matching drawers and all with chrome handles, rolled top worksurfaces over incorporating stainless steel and drainer with chrome mixer taps, four ring electric hob with oven under and extractor over, tiling to splashback areas, plumbing for washing machine, further built store cupboard, radiator, ample room for table and chairs, wood laminate flooring.



### Conservatory

9' x 9'2 (2.74m x 2.79m)

Pitched perspex room with UPVC double glazed windows to three aspects plus UPVC double glazed doors to the side elevation and giving access to the garden, wood laminate flooring.

### First Floor Landing

Textured ceiling, doors off to the accommodation, store cupboard which is a good size and houses the Ideal combination boiler.

### Bedroom One

12'11 x 10'2 (3.94m x 3.10m)

A good-sized bedroom with textured ceiling, UPVC double glazed window to the front elevation giving stunning views over Canvey Lake, radiator, fitted wardrobes and drawers, tiled style parquet flooring.

### Bedroom Two

11'1 x 10'10 (3.38m x 3.30m)

A further good-sized double bedroom which has a textured ceiling, loft hatch, UPVC double glazed window to the rear, radiator and carpet.

### Bedroom Three

9'11 x 7' maximum measurement (3.02m x 2.13m maximum measurement)

Another good-sized bedroom with textured ceiling, UPVC double glazed window to the front again with vast views over Canvey Lake, radiator, fitted wardrobe, vinyl floor covering.

### Shower Room

Textured ceiling, obscured UPVC double glazed window to the rear elevation, tiling to walls, chrome heated towel rail, sink with chrome mixer taps into a vanity cupboard, large shower tray with glass enclosure and glass doors, and a wall mounted shower.

### Separate WC

We feel if required this could be knocked through into the shower room to make one room, textured ceiling, obscured UPVC double glazed window to the rear elevation, attractive half tiling to walls, vinyl floor covering, and push flush wc.

### Exterior

#### Rear Garden

Has a hardstanding pathway with paving and laid to lawn with a hardstanding area to the rear of the garden, various trees and shrubs, fenced to boundaries, gate to the rear and a gate to the side giving access to the front of the property.

#### Front Garden

A large frontage with established shrubs and trees, hadstanding pathway leading to the entrance door, and some further paving.

### Garage

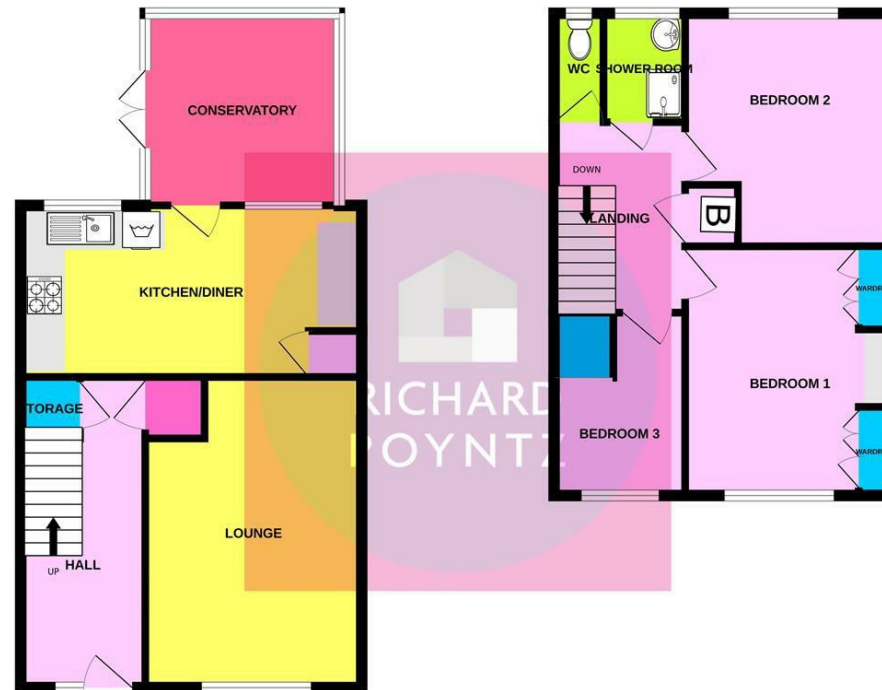
Located to the rear of the property has an up and over door, with a half UPVC double glazed door giving access to the garden.





GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.

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