MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

Rattwick Drive, Canvey Island







Morgan Brookes believe – You're sure to be impressed with the space this huge home has to offer, benefitting from 2 receptions rooms, newly fitted kitchen, bathroom & en-suite, with its unique floor plan the lucky new owner will benefit from the stunning views of the surrounding landscape.

Our Sellers love - A tranquil home with uninterrupted views from the comfort of the lounge. The balcony is perfect for watching the sunset around the chiminea, while the generous entertaining space and abundant natural light upstairs create a bright, welcoming atmosphere. The garage adds everyday convenience - no scraping the windscreen in winter and no getting wet while unloading the shopping. During the warmer months, the downstairs bedrooms remain naturally cool and comfortable.

Key Features

- A Huge Detached, Beautifully Presented Reverse Plan Home.
- Views To Hadleigh Castle, Oyster Creek & Country Park.
- Nearly 1800 sq. ft Of Living Accommodation.
- Newly Fitted Kitchen & Separate Utility Room.
- 27' Living Room & Separate Dining Space.
- Newly Fitted Family Bathroom.
- Master Bedroom With Newly Fitted En-suite.
- Wrap Around Secluded Rear Garden.

Guide Price £450,000-£475,000

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Entrance
External light, double glazed panelled door leading to:

Lobby
Door to:

Hallway
20' 9" x 9' 3" (6.32m x 2.82m)
Stairs leading to first floor living area, understairs storage area, radiator, coving to smooth ceiling, carpet flooring, doors leading to ground floor accommodation.

First Floor Living / Dining Room
26' 10" x 16' 11" (8.17m x 5.15m)
Double glazed windows to three aspects, dado rail, two radiators, coving to ceiling, carpet flooring, archway leading to:

First Floor Kitchen
11' 6" x 12' 5" Narrowing To 9' 10" (3.50m x 3.78m)
Double glazed window to side aspect, double glazed sliding door leading to balcony, radiator, fitted range of base & wall mounted units, roll edge work surface incorporating sink & drainer unit, 4 point electric hob with extractor over, fitted oven, integrated dishwasher, complimentary splash back tiling, coving to smooth ceiling incorporating downlights, wood effect laminate flooring.

Balcony
Wrap around balcony with views of the surrounding landscape.

First Floor Inner Hallway
Coving to ceiling incorporating loft access, doors leading to:

First Floor Cloakroom
Obscure double glazed window to side aspect, wash hand basin, low level WC, coving to ceiling, vinyl flooring.

First Floor Bedroom 4
10' 1" x 8' 8" (3.07m x 2.64m)
Two double glazed windows to side aspect, radiator, coving to ceiling, carpet flooring.

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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.

Ground Floor Master Bedroom
12' 0" x 10' 9" (3.65m x 3.27m)
Double glazed French doors to garden, radiator, coving to smooth ceiling, carpet flooring, opening to dressing area, door leading to:



En-suite
13' 5" x 4' 4" (4.09m x 1.32m)
Obscure double glazed window to side aspect, shower cubicle incorporating power shower, panelled bath, vanity unit incorporating wash hand basin, WC, various drawers & cupboards, complimentary part tiling to walls, smooth ceiling.

Dressing Area
Fitted bedroom furniture, carpet flooring, door leading to:

Ground Floor Bedroom 2
11' 4" x 10' 1" (3.45m x 3.07m)
Double glazed window to side aspect, radiator, coving to ceiling, wood effect laminate flooring.



Ground Floor Bedroom 3
10' 0" x 9' 0" (3.05m x 2.74m)
Double glazed window to side aspect, radiator, coving to ceiling, wood effect laminate flooring.

Ground Floor Family Bathroom
7' 0" x 6' 1" (2.13m x 1.85m)
Obscure double glazed window to side aspect, shower cubicle, vanity unit incorporating wash hand basin, WC, various drawers & cupboards, complimentary tiling to walls, smooth ceiling, tiled flooring.

Ground Floor Utility Room
12' 5" x 4' 11" (3.78m x 1.50m)
Double glazed window to side aspect, fitted with a range of base and wall mounted units, space and plumbing for appliances, vinyl flooring.



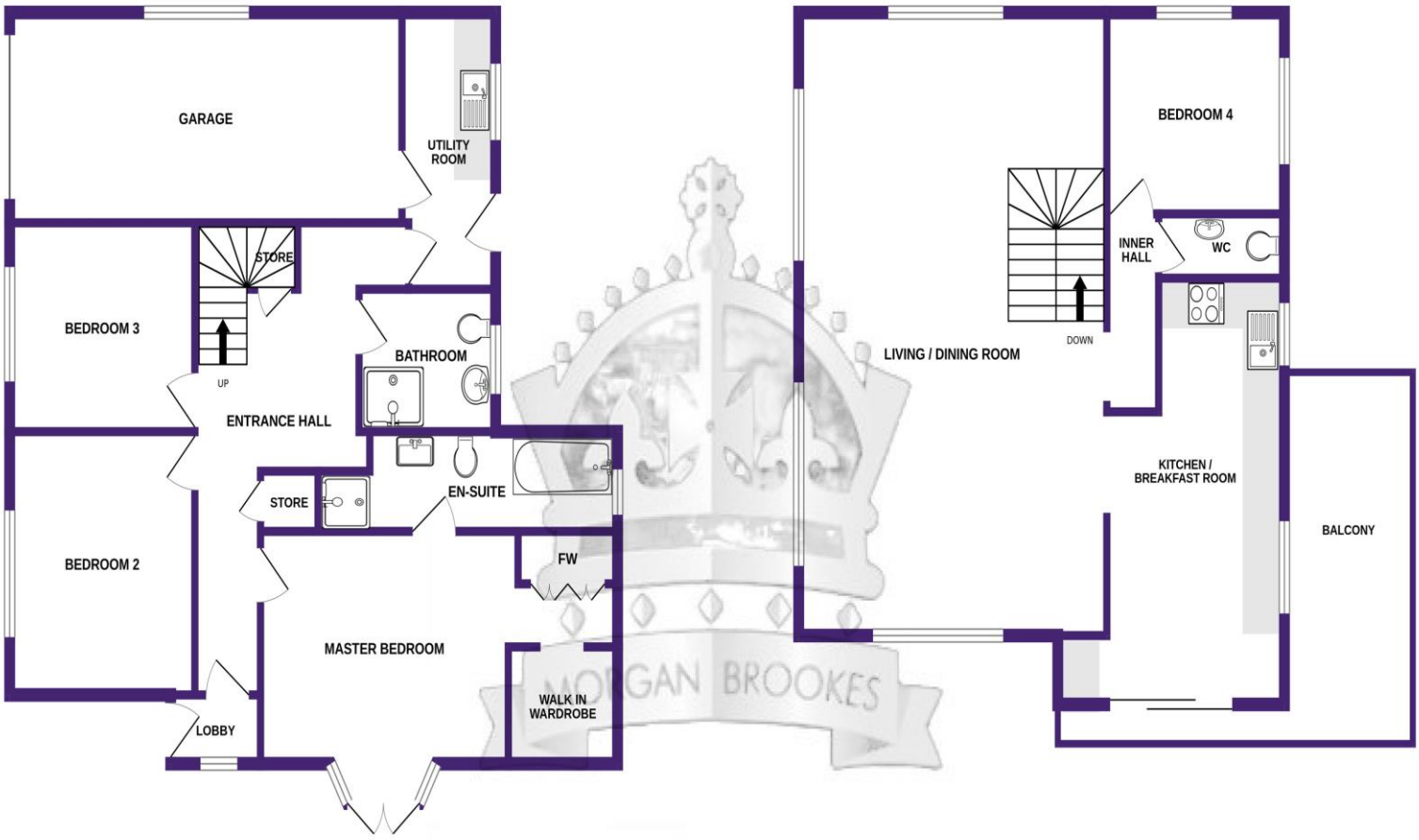
Rear Garden
Decked seating area, paved pathway, the remainder being laid to lawn with established trees and shrubs, side access.

Garage
22' 8" x 9' 1" (6.90m x 2.77m)
Door leading to utility room, power & light connected, fuse box, electric roller door to front aspect.

Front Of Property
Established palm trees & shrub boarders, block paved driveway.

GROUND FLOOR
975 sq.ft. (90.6 sq.m.) approx.

1ST FLOOR
797 sq.ft. (74.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1772 sq.ft. (164.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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