



* £450,000 - £500,000* PLANS APPROVED * LAYOUT GIVES ANNEX POTENTIAL * HUGE FIVE BEDROOM / THREE RECEPTION * PARKING * LARGE GARDEN * This characterful, detached family home has an incredibly versatile layout, a great location and an unusually large garden. The accommodation is comprised of; parking to the front with the potential for more, a welcoming entrance hall with access to the downstairs W/C, a kitchen-breakfast room with attached sitting room, a bright front lounge, a formal dining room, a three-piece bathroom and a fifth bedroom/office downstairs. On the first floor, you will find three double bedrooms and a further single bedroom, plus an en-suite to master. There are approved plans for an additional rear dormer and the overall layout lends itself to a possible annex conversion. The home is positioned on sought-after and quiet location near the riverfront, and viewings are available now!

- Huge floorplan
- Annex potential
- Parking with potential for more
- Large garden
- En-suite to master with additional family bathroom
- Plans approved for additional rear dormer
- Five bedrooms and three reception rooms
- An attractive detached home in a great location
- Kitchen-breakfast room plus a formal dining room
- Downstairs W/C and a spacious entrance hall

Van Diemens Pass

Canvey Island

£450,000

Price Guide



Van Diemens Pass



Frontage/Parking

A block paved driveway providing one parking space with a front lawn which could be used for further parking, side access to garden and a pathway leading to a UPVC obscured double glazed front door with sidelight.

Entrance Hallway

Radiator, coving, tiled flooring, access to downstairs W/C.

Downstairs W/C

Obscured UPVC double glazed window to front aspect, low-level W/C, extractor fan, modern pedestal wash basin with chrome mixer, partial wall tiling, skirting and a tiled floor.

Front Lounge

15'3" x 12'0"

UPVC double glazed window to front aspect, feature fireplace, ceiling rose, coving, double radiator, skirting and wood effect laminate flooring.

Dining Room

14'6" x 11'11"

UPVC double glazed window to front aspect, double radiator, storage recess, ceiling rose, coving, skirting and wood effect laminate flooring.

Bedroom Five/Office (Downstairs)

11'11" x 10'2" m

UPVC double glazed sliding door for direct garden access, coving, radiator, skirting, carpet - room is easily large enough for a double bedroom layout.

Sitting Room

11'11" x 9'8"

UPVC double glazed window to rear aspect, carpeted staircase rising to first floor landing with storage cupboard underneath, radiator, coving, skirting and carpet.

Kitchen-Breakfast Room

14'1" x 10'1"

UPVC double glazed rear and side windows with a rear door to garden. Shaker style kitchen units both wall-mounted and base level comprising; ceramic 1.5 sink and drainer with mixer tap, space for a large American style fridge/freezer, space for a large range master oven, range master cooker hood, integrated washing machine, laminate worktops with tiled splashback, spotlighting, coving and a tiled floor.

Three-Piece Family Bathroom

7'4" x 7'1"

Obscured UPVC double glazed window to rear aspect, bath

with shower attachment, low-level W/C, pedestal wash basin with chrome mixer tap, radiator, spotlight, fully tiled walls, coving and a tiled floor.

Bedroom One

15'9" x 11'10"

See approved plans which incorporate a large rear dormer in addition to the current UPVC double glazed window to front aspect, access to en-suite, access to walk-in airing cupboard, double radiator, eaves storage cupboard, skirting and carpet.

En-Suite to Master

12'7" x 6'0"

Obscured UPVC double glazed window to front aspect, walk-in shower, his and hers vanity units with countertop wash basins and chrome mixer taps, low-level W/C, spotlighting, chrome towel radiator, partially tiled walls and a tiled floor.

Bedroom Two

12'7" x 8'9"

Two UPVC double glazed windows to rear aspect, eaves storage cupboard, double radiator, skirting and carpet.

Bedroom Three

13'7" x 11'8" > 7'5"

UPVC double glazed window to front aspect, eaves storage cupboard, radiator, skirting and would affect laminate flooring.

Bedroom Four

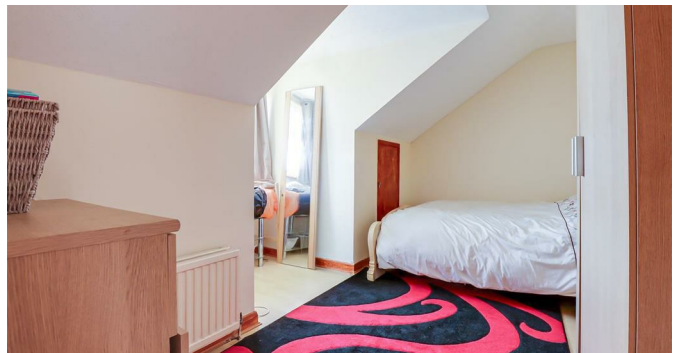
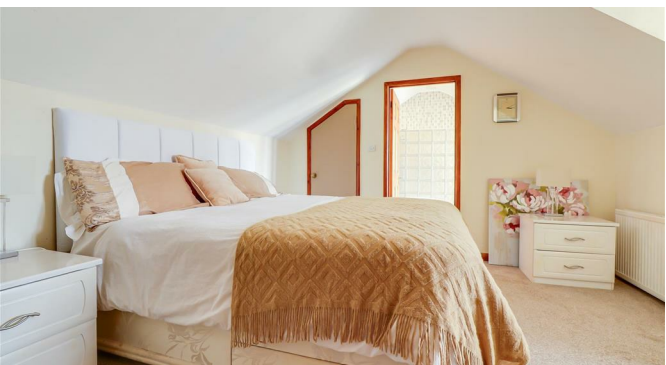
Single bedroom with a UPVC double glazed window to front aspect, radiator, skirting, carpet.

West Facing Rear Garden

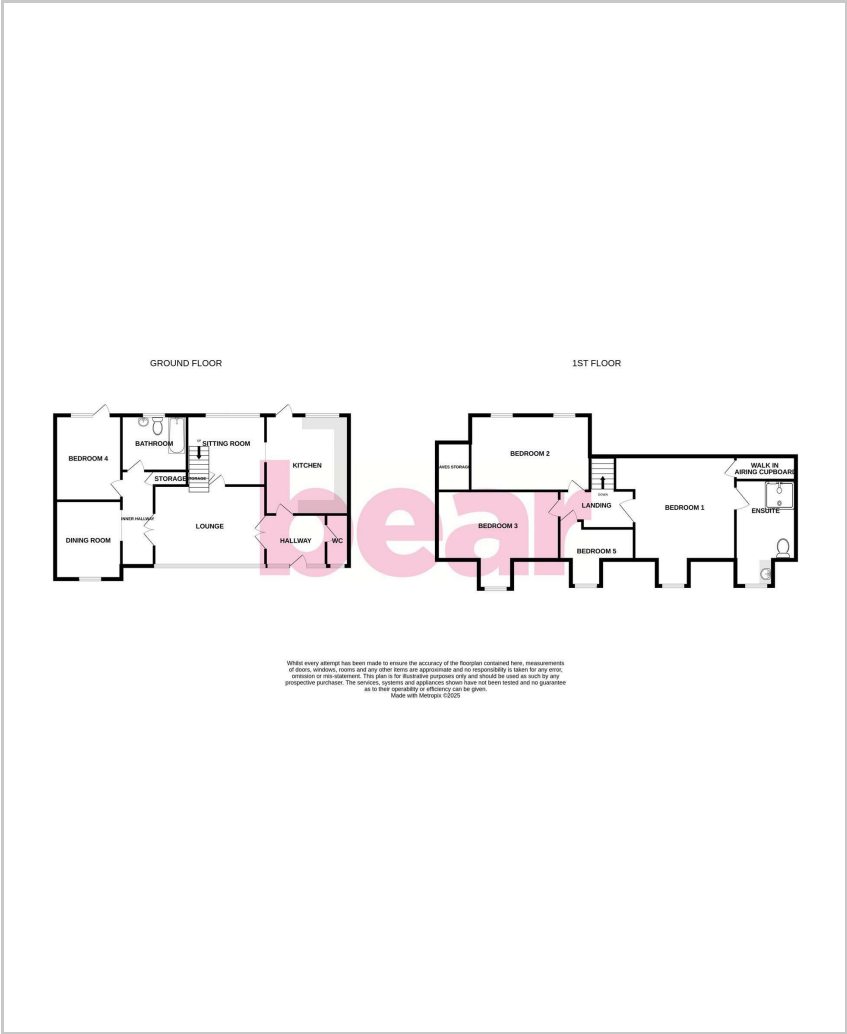
Mostly laid to lawn with a hardstanding seating area to the rear, a large shed, fencing and side access to front of the property.

Agents Notes:

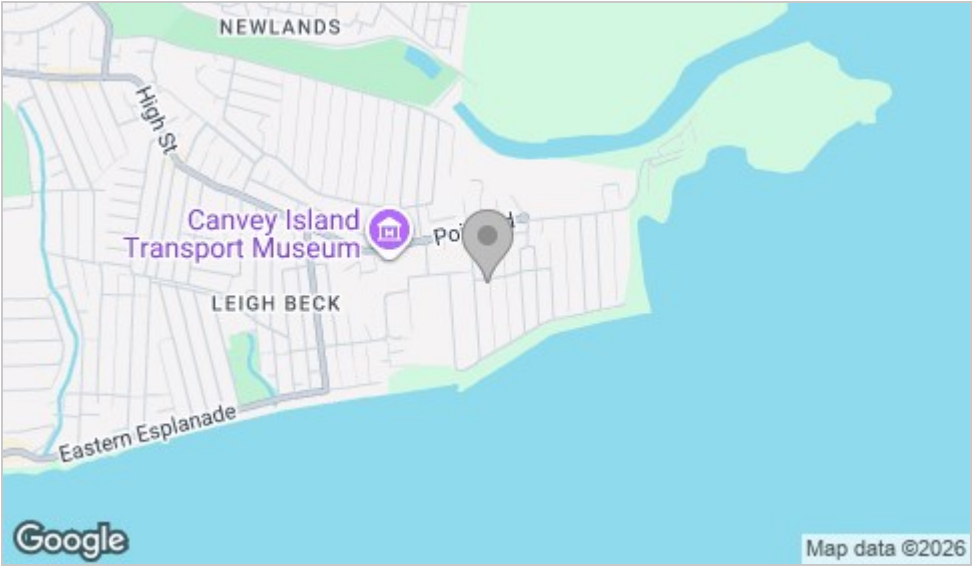
Council tax band: E



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

