



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Laburnum Grove, Canvey Island



**Morgan Brookes believe** - You will be pleasantly surprised at the size & space this lovely bungalow has to offer. Well maintained and bright throughout, this property boasts good size bedrooms, two bathrooms, large living & entertaining areas as well as a lovely garden and garage. What more could you ask for!

**Our Sellers love** - That the property is a larger than average very spacious bungalow with a bright and sunny aspect situated in a quiet area with ample off road parking. The generous sized kitchen/diner is ideal for family gatherings. Located close to local shops and less than 5 minutes drive from the retail park and Roscommon Way for easy access off the island.

### Key Features

- A Deceptively Large Bungalow.
- Spacious Living Room.
- Conservatory.
- Master Bedroom With En-Suite.
- Ample Off Street Parking & Garage.
- Quiet Cul-De-Sac.
- Walking Distance To Local Shops.
- Upgraded Electrics 2021.
- Call Morgan Brookes Today!

**£415,000**

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# Laburnum Grove, Canvey Island

## Entrance

Double glazed paneled door to:

## Hallway

26' 3" x 4' 2" (7.99m x 1.27m)

Radiator, carpet flooring, smooth ceiling, doors to:

## Master Bedroom

16' 7" x 9' 11" (5.05m x 3.02m)

Double glazed window to front aspect, radiator, built in wardrobes, storage cupboard, smooth ceiling incorporating loft access (insulated, part boarded with a drop down ladder), wood flooring, door to:

## En-suite

7' 8" x 5' 8" (2.34m x 1.73m)

Corner shower cubicle, raised shower system, vanity hand basin, low level WC, radiator, tiled walls, tiled flooring, smooth ceiling.

## Kitchen

16' 3" x 13' 7" (4.95m x 4.14m)

Double glazed window to rear aspect, obscure double glazed door to rear garden, radiator, fitted range of base and wall mounted units, roll top work surfaces incorporating sink & drainer unit, gas hob, integrated fridge & dishwasher, tiled flooring, smooth ceiling.

## Living Room

18' 1" x 17' 7" (5.51m x 5.36m)

Double glazed window to rear aspect, feature fireplace, radiator, carpet flooring, double glazed doors to:

## Conservatory

9' 11" x 9' 11" (3.02m x 3.02m)

Fully double glazed conservatory with double glazed French doors leading to rear garden, wood effect laminate flooring.

## Bedroom 2

12' 4" x 8' 4" (3.76m x 2.54m)

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

## Bedroom 3

11' 9" x 8' 5" (3.58m x 2.56m)

Double glazed window to side aspect, radiator, wood flooring, smooth ceiling.

## Bathroom

11' 6" x 6' 6" (3.50m x 1.98m)

Obscure double glazed window to side aspect, shower cubicle, vanity hand basin, low level WC, tiled walls, tiled flooring, smooth ceiling.

## Garage

17' 4" x 7' 8" (5.28m x 2.34m)

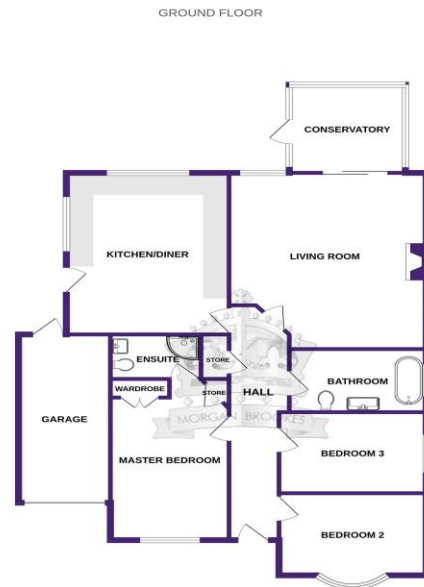
Up and over door, power and light connected, Combi boiler.

## Rear Garden

Courtyard style rear garden, lawn area, raised flower beds, side access gate.

## Front of Property

Blind double glazed door to front aspect, radiator, carpet flooring, smooth ceiling.



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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, ceiling, doors 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 for the only prospective purchaser. The agents' services and appliances shown here are not intended and not guaranteed. Made with Metaplan 1000. 1/1/2000.

**Local Authority Information**  
**Castle Point Borough Council**  
**Council Tax Band: C**

**Sales | Lettings | Property Management**  
**01268 755626 [morganbrookes.co.uk](http://morganbrookes.co.uk)**

**£415,000**

### 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.