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RICHARD  
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## 41 St. Johns Crescent Canvey Island, SS8 9ND £340,000

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- \*Extended Three Bedroom End Terrace Family Home
- \* Presented to a high standard throughout
- \* Conveniently Located - providing good access from on and off Canvey Island, close to local shops including retail parks, bus routes and easy reach of Benfleet Railway Station
- \* New Heating system, including radiators, and rewired in 2024
- \* Spacious Lounge Diner 26ft x 11
- \* Stunning modern kitchen / Breakfast room 19ft 9 x 8'1 with integrated appliances
- \*Ground Floor Cloakroom and First Floor Bathroom
- \* Ground Floor Bedroom Four/study or play room
- \*Three well-proportioned bedrooms on the first floor
- \* Patio and artificial lawned rear gardens
- \* VIEWING HIGHLY RECOMMENDED

### Porch

approached by a double-glazed entrance door connecting to the porch, with a glazed door connecting to the hall

### Hall



entrance hall featuring modern downlighting, coving to the ceiling, a radiator, and a staircase leading to the first floor. A well-presented space offering a smart first impression and access to the principal room

### Lounge/ Diner 25'10 x 11 (7.87m x 3.35m)



A superb-size through lounge/diner, ideal for both relaxing and entertaining. The room is flooded with natural light from two UPVC double glazed windows to the side elevation and a further double glazed window to the front.

Features include laminate flooring, coving to ceiling, two radiators, ample power points, and a fitted log burner (to remain), adding a charming focal point. There is also plenty of space for a dining table and chairs, making this an excellent all-round living area.



**kitchen / Breakfast Room 19'2 x 8'2 max (5.84m x 2.49m max)**



Newly installed in 2024, this stylish kitchen is both practical and contemporary, featuring a one and a quarter stainless steel sink unit set into a range of square-edged work surfaces with matching splashbacks and sleek white gloss units at both base and eye level. There is a five-ring gas hob with matching oven below and extractor over, along with integrated dishwasher and washing machine (to remain). Additional features include space for a fridge/freezer, laminate flooring, radiator, coving to ceiling, and ample room for a dining table and chairs. A door leads to an understairs storage cupboard, and the rear porchway offers access to the garden via a double glazed door, with a further door leading to the cloakroom.



**Bedroom Four / Study / Playroom 9'8 x 9'6 (2.95m x 2.90m )**



A bright and well-presented room featuring a UPVC double glazed window to the rear, radiator, laminate flooring, power points, and coving to a flat plastered ceiling. A versatile space suitable for a bedroom, home office, or additional living area.

**Ground Floor Cloakroom**

Fitted with a white suite comprising a low-level WC and wash hand basin, complemented by a radiator and a tiled floor. A obscure double glazed window to the side provides natural light and privacy.

**Landing**



With coving to a flat plastered ceiling, this spacious landing provides access to the loft via a fitted ladder. Further features include a radiator and panelled doors leading to the accommodation.

**Bedroom One 12'9 x 11'2 (3.89m x 3.40m)**



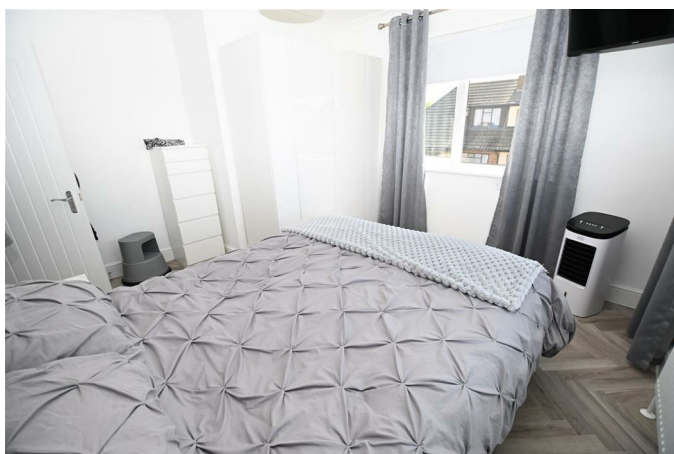
Double glazed windows to front and side elevations, coving to ceiling, radiator, power points, herringbone-style flooring

**Bedroom Three 9'2 x 7'4 (2.79m x 2.24m)**



UPVC double glazed window to front elevation, coving to ceiling, radiator, power points, herringbone-style flooring

**Bathroom**



**Bedroom Two 11'8 x 10'2 (3.56m x 3.10m)**

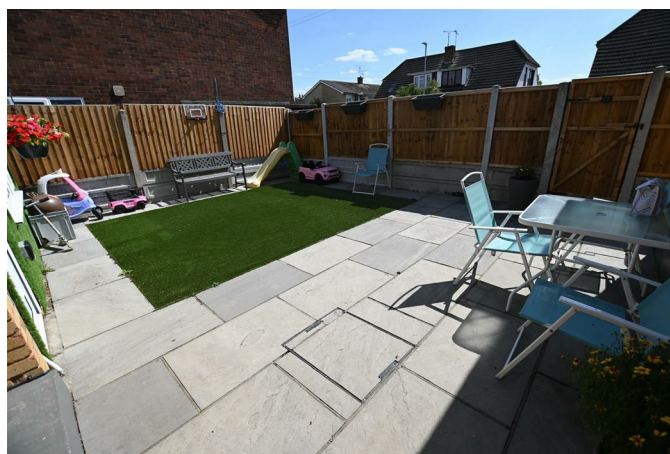


Double glazed windows to rear and side elevations, coving to ceiling, radiator, power points, herringbone-style flooring, cupboard housing newly installed gas-fired boiler.



Two double glazed windows to the rear, a modern white suite comprising low-level push flush WC, inset wash hand basin with vanity unit below, panelled bath with fitted shower and screen, chrome heated towel rail, flat plastered ceiling, extractor fan, tiling to walls, and herringbone-style flooring.

**Rear Garden**



Rear garden extends to include an attractive paved patio area with pathway, the remainder laid to artificial lawn. Recently installed fencing, outside tap, and gate providing access to the side. There is also a shed with a uPVC

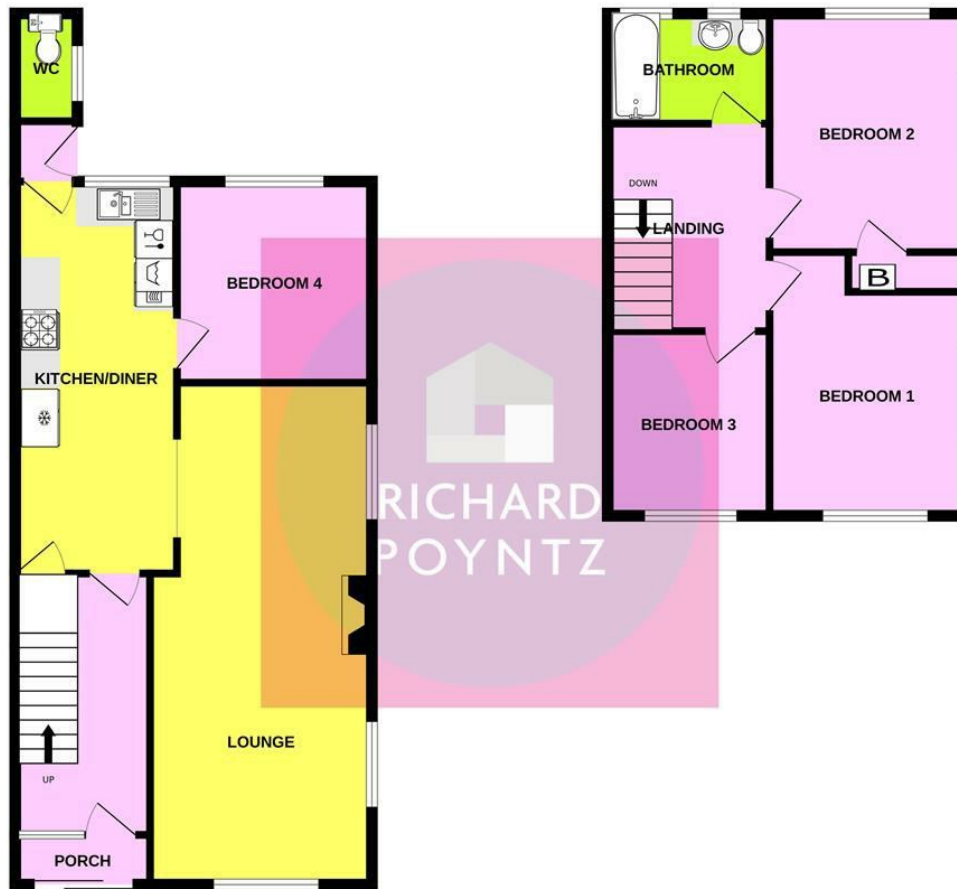
double glazed entrance door and a double glazed window overlooking the garden.

**Front Garden**

Average-sized with a brick retaining wall

GROUND FLOOR  
658 sq.ft. (61.1 sq.m.) approx.

1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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