



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Handel Road, Canvey Island



**Morgan Brookes believe** - This beautifully presented family home offers 4 good size bedrooms, 27'5 living / dining room, master bedroom with modern fitted en-suite & a modern fitted kitchen. Being situated within walking distance to the seafront, shops, cinema, pubs & restaurants this is an ideal & quiet area for families to move into.

**Our Sellers love** - Having a charming, light-filled home in a quiet, private neighbourhood with friendly neighbours. Spacious and versatile living areas, refitted kitchen and bathrooms, plus a sunny, low-maintenance garden. Ideally located within walking distance of shops, the esplanade and waterfront, offering peaceful coastal living with restaurants nearby.

### Key Features

- Four Bedroom Detached Home.
- 27'5 Living / Dining Room.
- Modern Fitted Kitchen With Neff Appliances.
- Modern Fitted Bathroom & En-Suite.
- 17'4 Master Bedroom With En-Suite.
- Low Maintenance Rear Grden.

**£500,000**

# Handel Road, Canvey Island

## Entrance

Double glazed paneled door to:

## Entrance Hall

**14' 3" x 6' 4" (4.34m x 1.93m)**

Double glazed window to front aspect, stairs to first floor, two radiators, carpet flooring, coving to smooth ceiling, doors to:

## Living / Dining Room

**27' 5" x 11' 8" (8.35m x 3.55m)**

Double glazed bay window to front aspect, double glazed French doors to rear garden, two double glazed windows to side aspect, two radiators, feature fireplace with log burner, carpet flooring to living area, engineered solid Oak flooring to dining area, coving to smooth ceiling.

## Kitchen

**17' 4" x 8' 7" (5.28m x 2.61m)**

Double glazed window to rear aspect, double glazed paneled door to rear garden, radiator, fitted range of base & wall mounted units, Granite work surfaces incorporating ceramic sink & drainer unit, gas hob, integrated oven, microwave & dishwasher, space & plumbing for appliances, cupboard housing boiler, complimentary splash back tiling, wood effect laminate flooring, coving to smooth ceiling.

## Ground Floor Bedroom 3

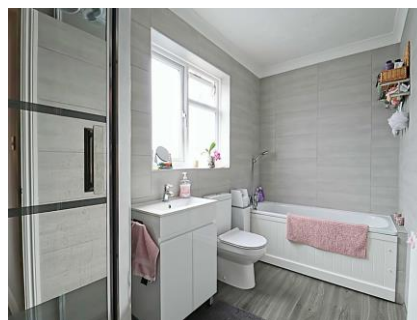
**10' 7" x 9' 9" (3.22m x 2.97m)**

Double glazed window to front aspect, radiator, carpet flooring, coving to smooth ceiling.

## Ground Floor Bedroom 4

**10' 5" x 6' 6" (3.17m x 1.98m)**

Double glazed window to front aspect, radiator, wood effect laminate flooring, coving to smooth ceiling.



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**£500,000**

### 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.

**Ground Floor Bathroom****11' 10" x 5' 8" (3.60m x 1.73m)**

Obscure double glazed window to side aspect, paneled bath, vanity hand basin, low level WC, shower cubicle, radiator, wood effect laminate flooring, coving to smooth ceiling.

**First Floor Landing**

Carpet flooring, coving to smooth ceiling, doors to:

**Master Bedroom****17' 4" x 14' 3" (5.28m x 4.34m)**

Double glazed window to front aspect, radiator, eaves storage cupboard, fitted wardrobes, carpet flooring, door to:

**En-Suite****12' 5" x 2' 5" (3.78m x 0.74m)**

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

**Bedroom 2****14' 4" x 11' 10" (4.37m x 3.60m)**

Two double glazed Velux windows to rear aspect, double glazed Velux window to front aspect, radiator, eaves storage cupboard, carpet flooring, smooth ceiling incorporating loft access.

**Rear Garden**

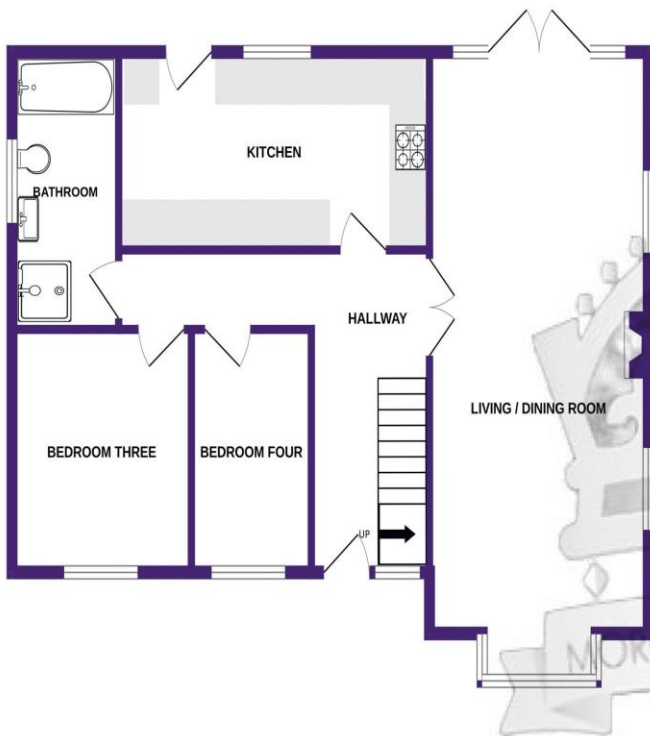
Covered BBQ area, paved patio area the remainder being laid with artificial grass, decked area to side, 2 sheds to remain, insulated & heated Summerhouse / Studio to remain, gated side access to both sides of the property.

**Detached Garage****17' 1" x 9' 0" (5.20m x 2.74m)**

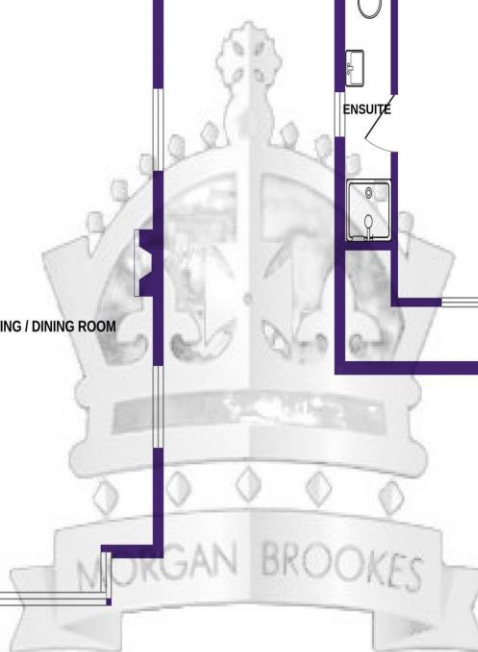
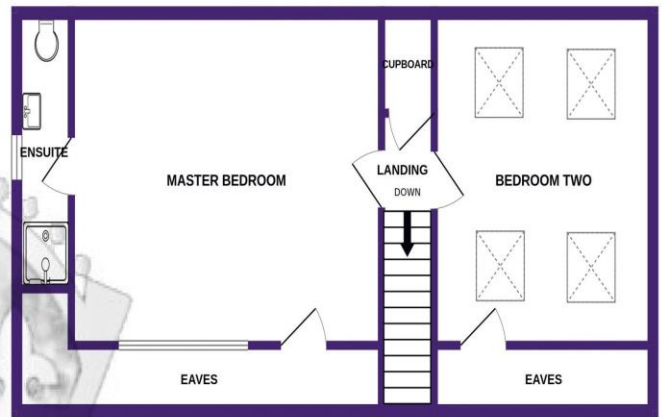
Currently used as a man cave, double glazed window to front aspect, wood paneled door to front aspect, wood effect laminate flooring, bar area, smooth ceiling incorporating downlights. Parking for 1 car to the front of the garage.



GROUND FLOOR



1ST FLOOR



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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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