



14, Brookside



14, Brookside Canvey Island SS8 9XY

Guide Price £325,000



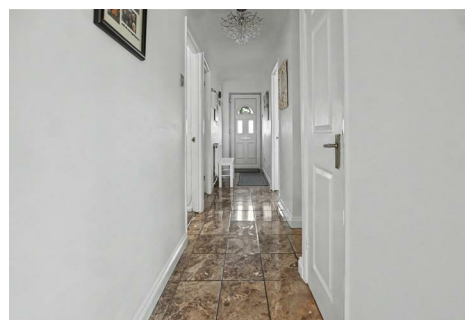
Guide Price £325,000 to £350,000

Situated in a popular residential location just off Hilton Road, this delightful two-bedroom detached bungalow offers spacious, well-presented accommodation with excellent access to local amenities and main transport routes.

The property features an elegant lounge, a modern fitted kitchen, two generous double bedrooms, and a good-sized conservatory overlooking the low-maintenance rear garden.

Further benefits include gas central heating, double glazing throughout, ample off-street parking, and a substantial detached outbuilding/annexe complete with power, lighting and a WC, offering fantastic potential as a home office, workshop, hobby room or additional accommodation (subject to any necessary consents).

This is an excellent opportunity to purchase a versatile bungalow in a sought-after location, and early viewing is highly recommended.



Hall

Double-glazed entrance door into a spacious entrance hall with radiator, access to loft, tiling to floor, doors off to the bedrooms, and kitchen, storage cupboard.

Lounge

19'2 x 9'9 (5.84m x 2.97m)
A good-sized, elegant lounge with double-glazed French doors opening onto the conservatory radiator, coving to a flat plastered ceiling.

Kitchen

11'3 x 9'2 (3.43m x 2.79m)
Double-glazed French doors open onto the conservatory with an adjacent double-glazed window, a range of shaker-style white units and drawers at base level with work surfaces over, an inset gas hob with oven under, an integral fridge freezer and washing machine to remain, work surfaces with an inset sink, tiling to splash backs, matching units at eye level, plus an extractor

Conservatory

15'11 x 9'6 (4.85m x 2.90m)

Raised pitch roof, double-glazed windows to two elevations, double-glazed French doors opening onto the garden, radiator

Bedroom One

12'8 x 9'10 (3.86m x 3.00m)

Double-glazed window to front elevation, coving to textured ceiling, radiator

Bedroom Two

12'4 x 7'8 (3.76m x 2.34m)

Double-glazed window to the front elevation and radiator.

Bathroom

A modern three-piece suite comprising pedestal wash hand basin, low level wc, panelled bath with shower screen and attached shower, double-glazed obscure window to side elevation, half tiled to the walls in ceramics.

Exterior

Front Garden

Off-street parking with further parking to the side elevation, two single gates which connect to the rear garden.

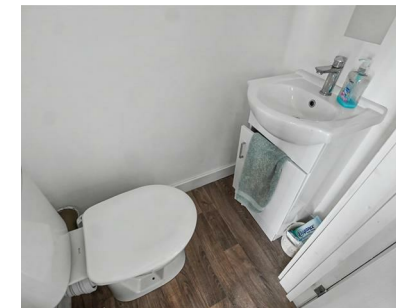
Rear Garden

Fenced to boundaries, low-maintenance with artificial lawn and patio areas, access to a superb external Office/Annexe

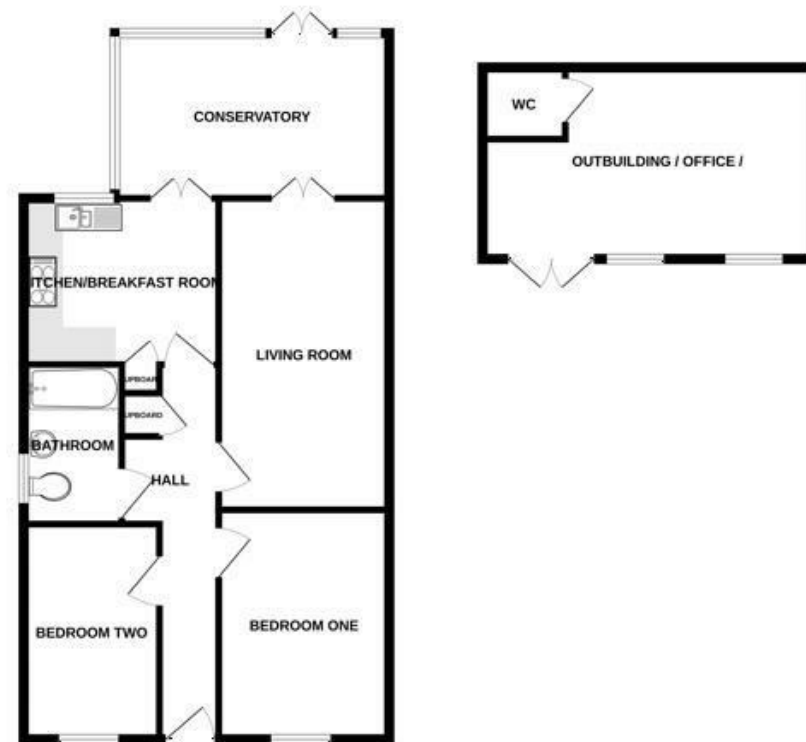
Cabin/Annexe

21'8 x 9'11 (6.60m x 3.02m)

Three double-glazed windows facing the property, double-glazed French doors open into a spacious reception annexe area with worktops, flat plastered ceiling, this has its own separate electric supply, plus a toilet with low level wc and sink.



GROUND FLOOR



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