



LABWORTH ROAD
CANVEY ISLAND, SS8 7BP

OFFERS IN EXCESS OF £375,000
FREEHOLD

SIZEABLE AND VERSATILE EXTENDED THREE/FOUR BEDROOM DETACHED FAMILY RESIDENCE OCCUPYING A GENEROUS PLOT. BENEFITTING FROM AMPLE OFF-STREET PARKING, GENEROUS ACCOMMODATION AND A CONVENIENT GARAGE.

RP&C.
RICKY, PLANT & CHEN-PORTER

LABWORTH ROAD

- Guide price £375,000 - £425,000
- Sizeable and versatile detached family home
- Three/four bedrooms
- Ample off-street parking for multiple vehicles
- Large rear garden
- Garage and additional outbuilding
- Large kitchen/diner
- Extended ground-floor accommodation
- Convenient utility room
- Fantastic value for money



Positioned on a large corner plot in a sought-after Canvey Island location, this versatile 3/4 bedroom detached home offers excellent space both inside and out, making it the ideal choice for growing families.

The property boasts a substantial rear garden, ample off-street parking for multiple vehicles, a garage, and a useful outbuilding, providing plenty of room for outdoor living and storage.

Internally, the home is equally impressive. The ground floor offers two bright and welcoming reception rooms—a comfortable lounge and a formal dining room—alongside a spacious kitchen-diner within a rear extension, perfect for family meals and entertaining. Additional ground floor features include a study, utility room, shower room, ample storage, and a double bedroom, adding both flexibility and convenience.

Upstairs, you will find two further generously sized double bedrooms, ensuring plenty of space for the whole family.

With its superb square footage and adaptable layout, this property represents excellent value for money. Its location further enhances its appeal, being ideally situated close to Canvey Seafront and Canvey High Street, offering a perfect blend of peaceful

surroundings and easy access to local amenities.

This is a rare opportunity to secure a spacious family home with so much to offer—early viewing is highly recommended.

Three/four bedroom detached house

Lounge

Dining Room

Kitchen/Diner

Utility Room

Study

Shower Room

Bedroom Two

Bedroom three

Large rear garden

Outbuilding

Garage

Off-street parking

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ADDITIONAL INFORMATION

Local Authority – Castle Point

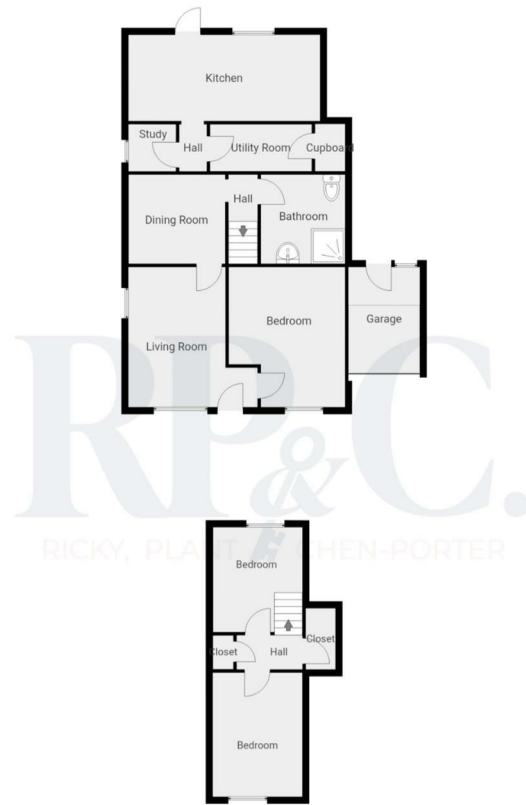
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY (DIMENSIONS).



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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