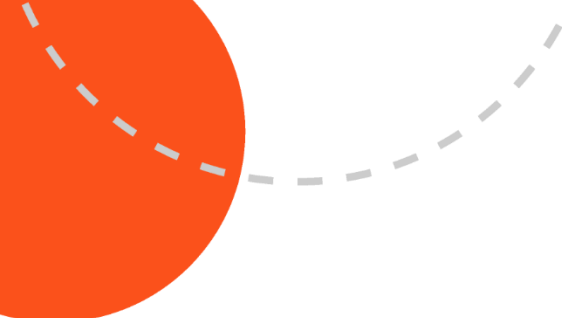




54 Hellendoorn Road, Canvey Island, Essex, SS8 7JA

Two Bedroom Detached Home / Price: £350,000 / Tel: 01702 207720





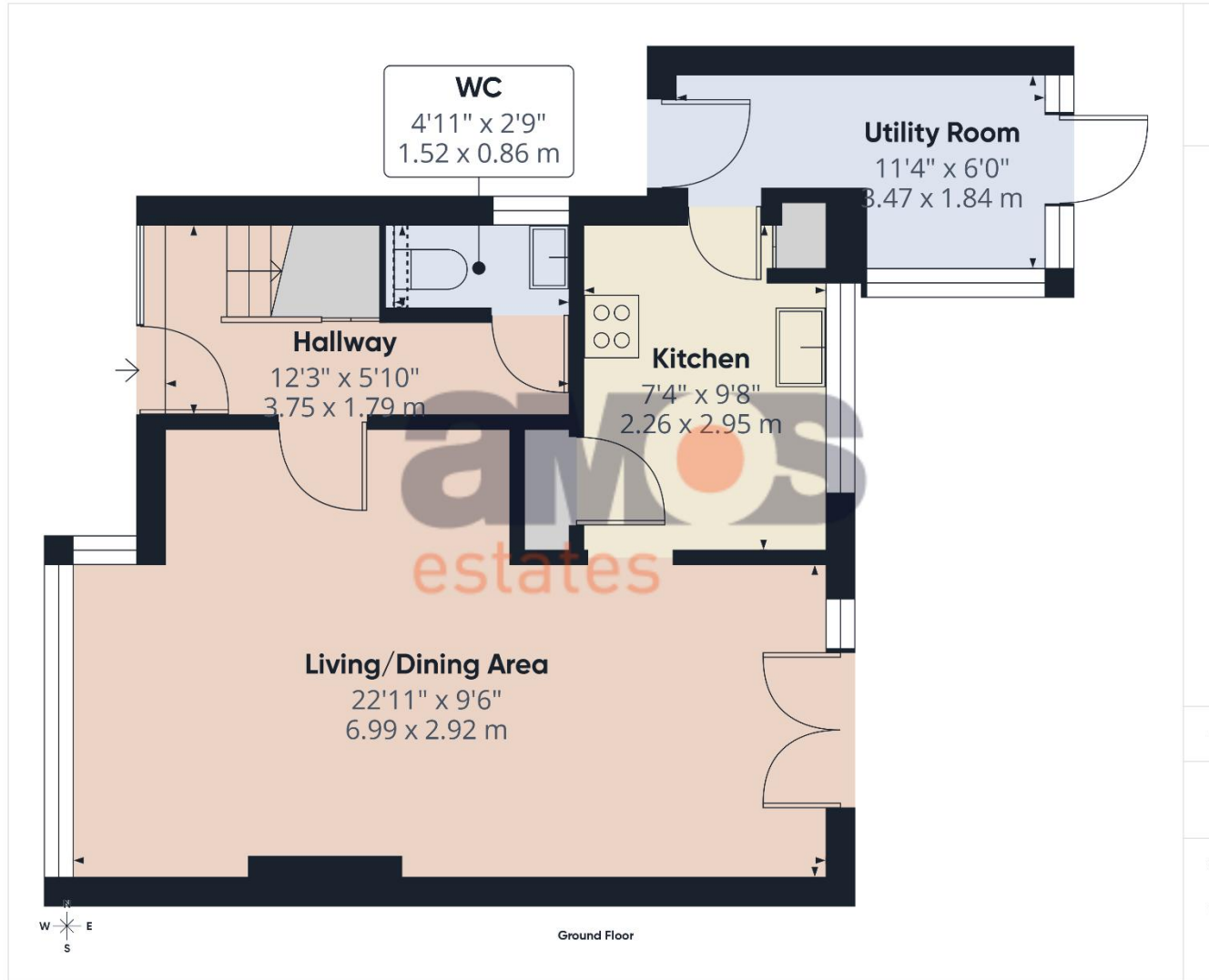
Situated within easy reach of the seafront, this well-presented **two-bedroom** detached home offers bright and spacious accommodation throughout. The ground floor comprises a generous living and dining room featuring a bay window to the front and French doors opening onto the rear garden, allowing plenty of natural light to flow through the space. The fitted kitchen provides ample storage and space for appliances, with access to a practical utility room offering additional storage and direct access to the garden. A convenient ground floor WC completes the accommodation. Upstairs, the property boasts two well-proportioned bedrooms, both benefiting from built-in wardrobes. These are served by a newly fitted, modern three-piece bathroom finished to a stylish standard. Externally, the rear garden is a good size and features a patio seating area, lawn, and mature planting, creating an ideal space for relaxing or entertaining. To the front, the property benefits from off-street parking and access to the garage.

Location wise, the property is conveniently situated close to the seafront, shopping centre, and a selection of local schools including Leigh Beck Infant & Nursery Academy, Castle View School, and Lubbins Park Primary School. Kismet Park, offering open green space and an outdoor gym, is also within easy reach. A **360° virtual tour** has been produced to give you a glimpse of this fantastic home before arranging an appointment to view in person.

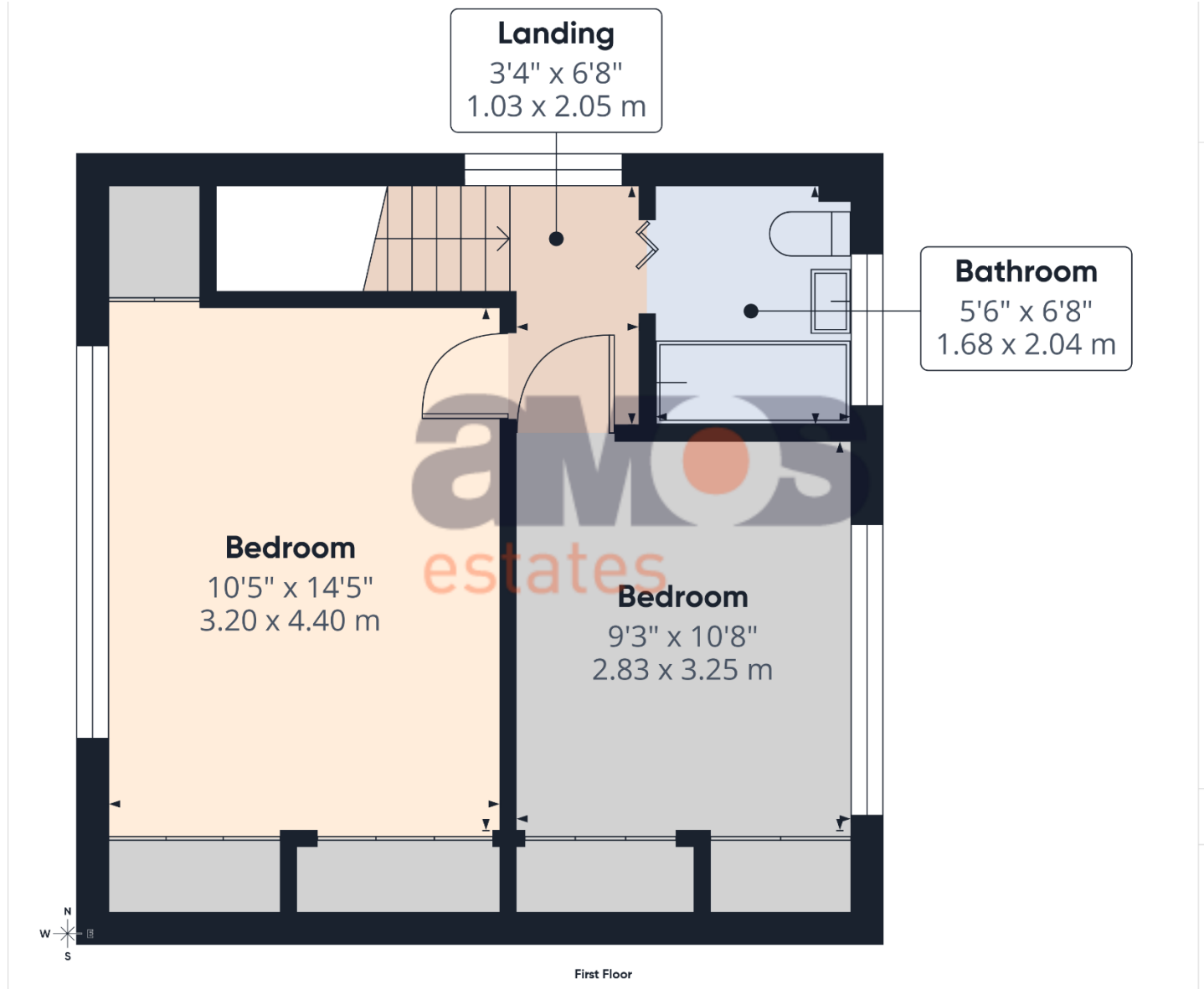
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Highlights

- / Well Presented Detached Home
- / Bright & Spacious Living Throughout
- / Bay Fronted Lounge with French Doors to rear garden
- / Fitted kitchen with access to useful utility room
- / Ground floor cloakroom
- / Two Generous Bedrooms with Built-In Storage
- / Stylish Newly Fitted Bathroom Suite
- / Rear Garden with Patio & Lawn
- / Driveway Parking & Garage
- / EPC Rating: Pending
- / Council Tax Band: C
- / Sq. Ft: 837 ft²
- / 360' Virtual Tour



Double glazed entrance door leading to:

Entrance Hall /

12'3 x 5'10

Double glazed window to front aspect, wood effect floor covering, plastered ceiling with integrated spotlights, staircase to first floor with fitted carpet and white wood balustrade, understairs storage cupboard, radiator, power points, white wood doors leading to rooms.

Ground Floor Cloakroom /

4'11 x 2'9

White two-piece suite comprising of low level w/c and vanity unit with sink top and mixer tap, double glazed window to side aspect, plastered ceiling, wood effect floor covering, part tiled wall, chrome towel radiator.

Living & Dining Room /

22'11 x 9'6

Double glazed bay window to front aspect and double-glazed French doors to rear garden, wood effect floor covering, plastered and coved ceiling, feature fire surround with fitted fire, space for dining table, three radiators, power points, door to:

Kitchen /

9'8 x 7'4

Fitted at both eye and base level with working surface over, appliance space for washing machine and dishwasher, space for freestanding cooker, wall mounted extractor fan, 1.5 sink unit with mixer tap and drainer, double glazed window to rear aspect, plastered and coved ceiling with integrated spotlights, floor covering, storage cupboard, part tiled walls, power points, pantry unit, double glazed door leading to:





Utility Room /

11'4 x 6'0

Fitted work surface with appliance space for washing machine and fridge/freezer, wall mounted electric heater, doors and windows to rear and front aspects, floor covering, power points.

Landing /

6'8 x 3'4

Double glazed window to side aspect, coved ceiling and loft access, fitted carpet, doors leading off:

Bathroom /

6'8 x 5'6

Three piece suite comprising of integrated bath with mixer tap and fitted shower unit with safety glass, vanity unit with sink top and mixer tap, low level w/c, double glazed window to rear aspect, smooth plastered ceiling with integrated spotlights, tiled flooring and tiled walls, chrome heated towel rail.

Bedroom One /

14'5 x 10'5

Double glazed window to front aspect, plastered and coved ceiling, fitted carpet, built in wardrobes and storage, radiator, power points.

Bedroom Two /

10'8 x 9'3

Double glazed window to front aspect, fitted carpet, plastered and coved ceiling, built in wardrobes, power points, radiator.







Rear Garden /

Sun patio to the immediate rear of property followed by lawn area and raised borders with mature planting, water tap, garden lighting, detached summerhouse, secure fenced boundaries, access to garage.

Front Garden /

Block paved driveway providing parking for vehicles, outside light, brick wall boundary, access to garage.

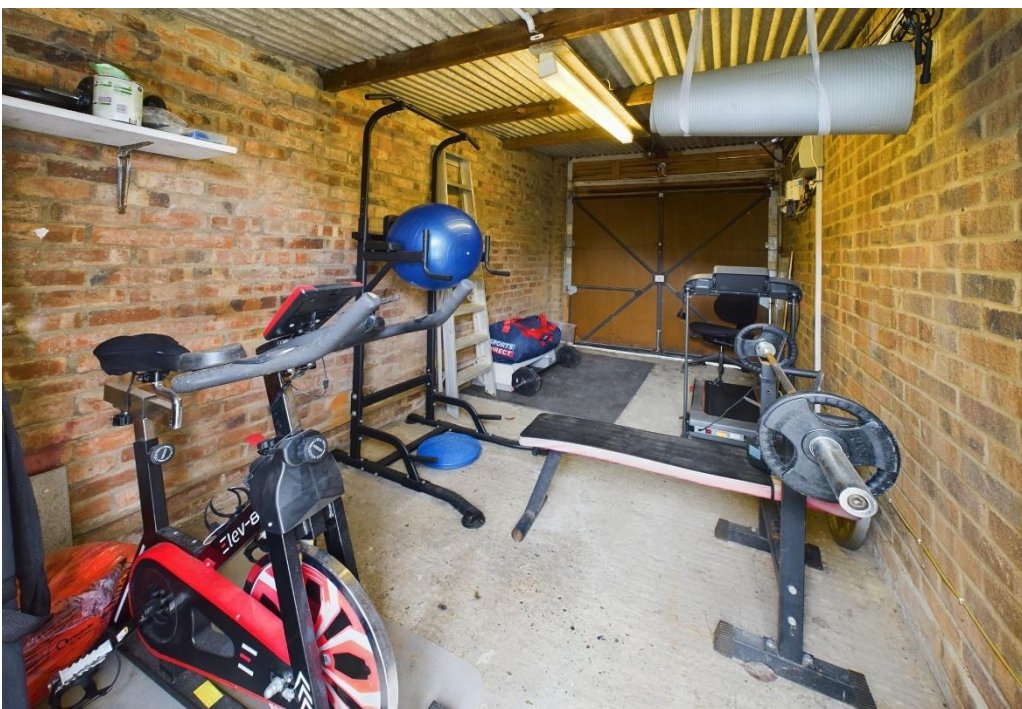
Garage /

16'2 x 7'10

Garage door and door to garden, power points, fluorescent light strip.

EPC Rating /

Current: Pending



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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

