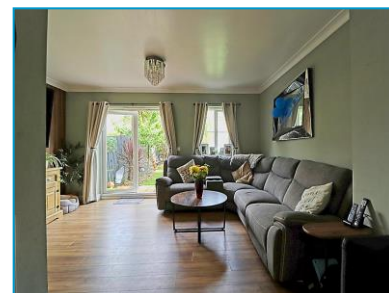




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Lavender Mews, Canvey Island



**Morgan Brookes believe** – This modern property is positioned in a popular Canvey Island location moments from the seaside. The property offers spacious accommodation throughout with a 17' living room, ground floor cloakroom, good size rear garden & off-street parking. Situated within easy access to local shops, great schools & the beach!

**Our Sellers love** - Being in a quiet location within a short distance to the beach and local amenities.

### Key Features

- Guide Price £325,000 - £350,000
- Semi-Detached Home.
- Three Bedrooms.
- Spacious Living Room.
- Good Size Rear Garden.
- Off-Street Parking.
- Popular Thorney Bay Location.
- Short Walking Distance To The Beach.
- Call Morgan Brookes Today!

**Guide Price £325,000-  
£350,000**

# Lavender Mews, Canvey Island

## Entrance

Double glazed panelled door leading to:

## Entrance Hallway

Radiator, stairs to first floor, understairs storage cupboard, coving to ceiling, laminate flooring, doors leading to:

## Kitchen

**9' 3" x 7' 11" (2.82m x 2.41m)**

Double glazed window to front aspect, fitted with a range of wall and base level units, roll top work surfaces incorporating stainless steel sink & drainer, four point gas hob with extractor over, integrated electric oven, integrated dishwasher, space & plumbing for appliances, splash back tiling, tiled flooring.

## Cloakroom

**6' 0" x 2' 11" (1.83m x 0.89m)**

Obscure double glazed window to front aspect, radiator, low level WC, wash hand basin, smooth ceiling, laminate flooring.

## Living / Dining Room

**17' 3" nt 10'6" x 15' 11" nt 9'3" (5.25m nt 3.20m x 4.85m nt 2.83m )**

Double glazed window to rear, double glazed patio doors leading to the rear garden, radiator, coving to smooth ceiling, laminate flooring.

## First Floor Landing

Built in airing cupboard, radiator, carpet flooring, coving to smooth ceiling incorporating loft access, doors leading to:

## Master Bedroom

**13' 10" x 10' 6" (4.21m x 3.20m)**

Double glazed window to rear aspect, two radiators, fitted wardrobes, smooth ceiling incorporating inset downlights, laminate flooring.

## Second Bedroom

**11' 4" x 8' 6" (3.45m x 2.59m)**

Double glazed window to front aspect, radiator, built in storage cupboard housing boiler, smooth ceiling, laminate flooring.

## Third Bedroom

**10' 10" x 7' 2" (3.30m x 2.18m)**

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

## Family Bathroom

**6' 9" x 5' 5" (2.06m x 1.65m)**

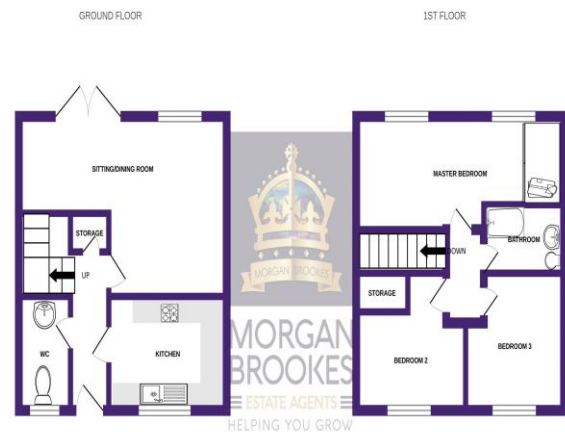
Obscure double glazed window to side aspect, panelled bath with raised shower system over, wash hand basin, low level WC, smooth ceiling incorporating inset downlights.

## Rear Garden

Paved seating area from property, remainder laid to lawn, side access.

## Front Of Property

Parking to side for two vehicles, path leading to front door.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency on the given date with drawings 12/03/23

**Local Authority Information**  
**Castle Point Borough Council**  
**Council Tax Band: C**

**01268 755626**

**morganbrookes.co.uk**

**Guide Price £325,000-  
£350,000**

### 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.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.