



-35, Southfalls Road



**RICHARD
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-35, Southfalls Road Canvey Island SS8 7QA

£375,000



Spacious four-bedroom detached home with no onward chain

Situated on Southfalls Road, Canvey Island, this impressive detached home offers generous, versatile accommodation and a low-maintenance garden, conveniently positioned for Leigh Beck Infant and Junior Schools and local bus routes.

A spacious entrance hall leads to a bright through lounge and a large kitchen fitted with ample base and eye-level units. A ground-floor fourth bedroom and shower room provide flexibility for guests or family members who prefer downstairs accommodation.

Upstairs, a generous landing gives access to three well-proportioned bedrooms and a family bathroom featuring a corner Jacuzzi-style bath.

The rear garden is designed for easy upkeep and entertaining, with artificial lawn, composite decking, imprinted concrete patio areas and a summerhouse with a bar. To the front, an imprinted concrete driveway provides parking for approximately three cars, alongside a garage.

Offered with no onward chain, viewing is highly recommended to appreciate the space and versatility of this family home.



Hallway

UPVC obscure double-glazed lead lite entrance door with further window to side providing access into the hallway, power points, coved to flat plastered ceiling, radiator, doors to the remainder of the accommodation.

Cloakroom

Obscure UPVC double-glazed lead lite window to side elevation, low-level flush w/c, wash hand basin with vanity unit below, tiling to all walls.

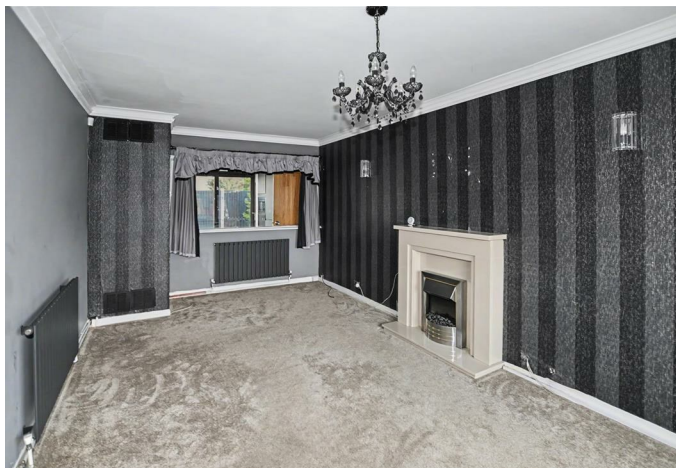
Lounge

19'3 x 10'6 as maximum measurement (5.87m x 3.20m as maximum measurement)
UPVC double-glazed lead lite window to front elevation,

feature fireplace with surround, coved to flat plastered ceiling, power points and TV point, two radiators, wallpaper decoration and carpet.

Kitchen

16'4 x 8'8 (4.98m x 2.64m)
UPVC double-glazed lead lite window to side elevation with further UPVC double-glazed sliding doors providing access onto rear garden, flat plastered ceiling, units at base level with rolled edge working surfaces over, stainless steel sink, four ring electric hob with oven below to remain and extractor over (not tested), tiling to splash backs, further units at eye level, spaces for dishwasher, fridge and washing machine storage cupboard housing door to ground floor fourth bedroom



Bedroom Four

14'6 x 6'9 (4.42m x 2.06m)

Flat plastered ceiling, double glazed window to rear plus double glazed door to size giving access to garden , radiator, feature wallpaper decoration to two walls, door to shower room and to garage, carpet.

Ensuite shower

Flat plastered ceiling, attractive tiling to walls and to floor, corner shower tray with glass screen and glass sliding door, wall-mounted shower.

Landing

UPVC double-glazed lead lite window to side elevation, airing cupboard, doors to the remainder of the accommodation;

Bedroom One

13'8 x 10'6 (4.17m x 3.20m)

UPVC double-glazed lead lite window to front elevation, range of light wood fitted part mirrored fronted wardrobes with further matching drawers to remain, coved to textured ceiling, radiator, power points, TV point, ceiling fan and carpet.

Bedroom Two

12'8 x 9'5 (3.86m x 2.87m)

UPVC double-glazed lead lite window to rear elevation, textured ceiling, loft access, radiator, power points, TV point, fitted wardrobes to one wall to remain and carpet.

Bedroom Three

8'11 x 7'11 (2.72m x 2.41m)

UPVC double-glazed lead lite window to rear elevation, textured ceiling, radiator, power points, ceiling fan and carpet.

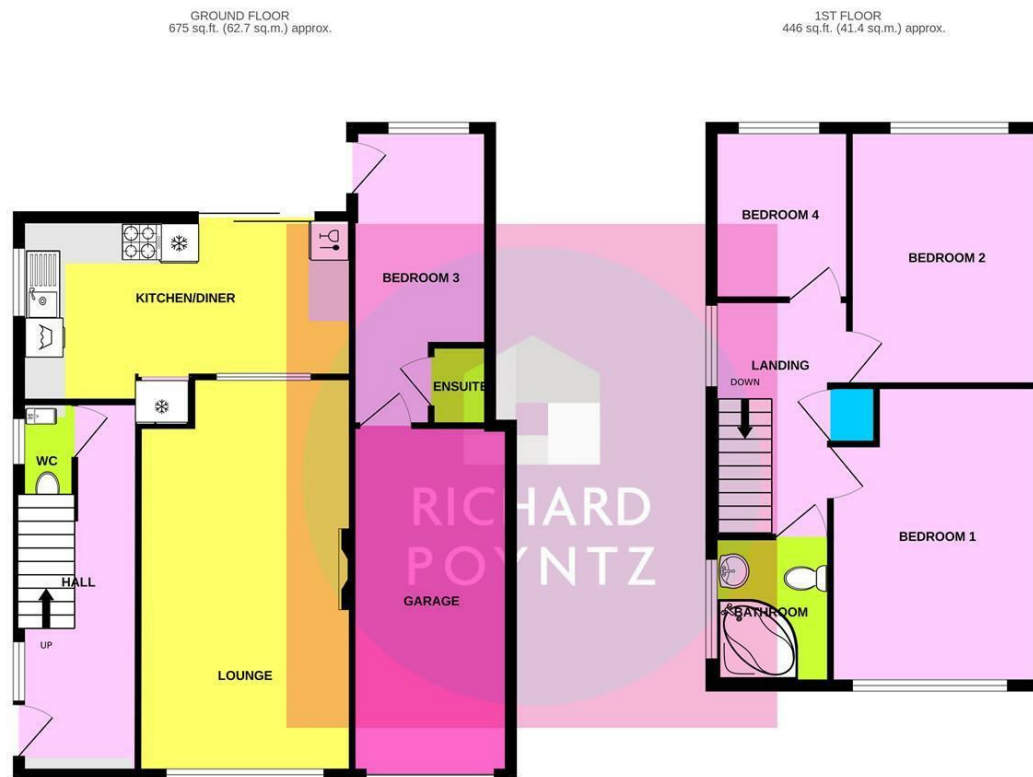
Bathroom

Obscure UPVC double-glazed lead lite window to side elevation, modern three-piece suite comprising pedestal wash hand basin, low level push flush w/c, corner jacuzzi style bath with chrome mixer taps, floor to ceiling tiling, chrome heated towel rail.

Front

Great size imprinted concrete driveway area providing off street parking for three cars this also leads to the garage , fencing to some boundaries .

Garden



TOTAL FLOOR AREA: 1120 sq.ft. (104.1 sq.m.) approx.

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