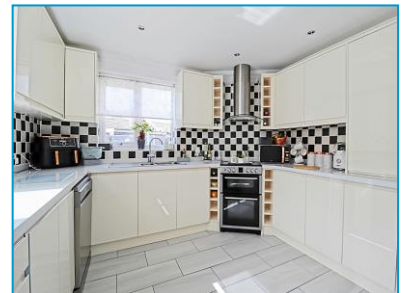




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Hilton Walk, Canvey Island



Morgan Brookes believe - This well-maintained and spacious three-bedroom family home is perfectly situated close to Canvey Lake and just a short distance from the Town Centre, with a variety of shops, restaurants, and local amenities. This lovely home offers comfortable living space with a smart layout that suits modern family life. The garden room provides a great additional space to work or relax, while the off-street parking is an added bonus.

Our Sellers love - Living in a quiet cul-de-sac that feels tucked away but is also close to the town, little Morrisons, the train station & all the local amenities. They love going for walks down the lake and over at the rugby club. It's a safe, friendly neighborhood where everybody looks out for one another.

Key Features

- Guide Price £350,000 - £375,000
- Three Bedroom Family Home
- Large Extension To Side.
- Ground Floor Cloakroom & Utility.
- Separate Dining Area.
- Close Proximity To Town Centre.
- Low Maintenance Rear Garden.
- Off Street Parking To Side.
- Call Morgan Brookes Today.

**Guide Price £350,000 -
£375,000**

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Hilton Walk, Canvey Island

Entrance

Double glazed panelled door to:

Hall

7' 7" x 4' 9" (2.31m x 1.45m)

Radiator, stairs to first floor, door to:

Living Room

15' 4" x 12' 6" (4.67m x 3.81m)

Double glazed window to front aspect, feature media wall, radiator, coving to ceiling, wood effect flooring, opening to:

Dining Room

15' 8" x 9' 0" (4.77m x 2.74m)

Double glazed bi folding doors to rear garden, radiator, coving to ceiling, wood effect flooring, door to:

Kitchen

14' 2" nt 11' 4" x 11' 0" (4.31m nt 3.45m x 3.35m)

Two double glazed windows to side aspect, radiator, fitted with a range of base and wall mounted units, roll top work surfaces incorporating stainless steel sink and drainer unit, space and plumbing for appliances, tiling to walls, tiled flooring.

Utility

Built in storage area housing boiler, door to:

Ground Floor Cloakroom

Obscure double glazed window to side aspect, hand basin with splash back tiling, low level WC.

First Floor Landing

10' 1" x 5' 11" (3.07m x 1.80m)

Coving to ceiling with access to loft with loft ladder and boarded, airing cupboard, carpet flooring, doors to:

Bedroom 1

12' 10" x 9' 3" (3.91m x 2.82m)

Double glazed window to front aspect, radiator, carpet flooring.

Bedroom 2

11' 9" x 9' 3" nt 6'10" (3.58m x 2.82m nt 2.08m)

Double glazed window to rear aspect, radiator, carpet flooring.

Bedroom 3

8' 3" x 6' 5" (2.51m x 1.95m)

Double glazed window to front aspect, radiator, carpet flooring.

Bathroom

8' 3" x 6' 5" (2.51m x 1.95m)

Obscure double glazed window to rear aspect, panelled bath, vanity hand basin, low level WC, corner shower cubicle, tiling flooring.

Rear Garden

Fully paved low maintenance rear garden, gated side access.

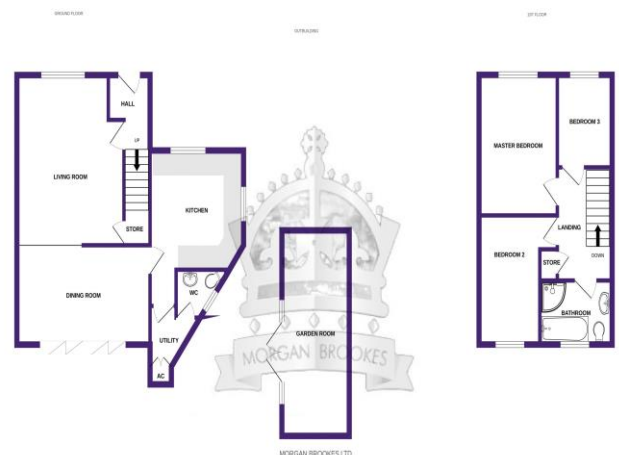
Garage Conversion / Garden Room

18' 7" x 7' 9" (5.66m x 2.36m)

Double glazed French doors with double glazed windows to both sides, smooth ceiling, wood effect flooring, power and light connected.

Side Of Property

Off street parking.



Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency on the date.

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

01268 755626

morganbrookes.co.uk

Guide Price £350,000
- £375,000

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.