



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Thorney Bay Road, Canvey Island



Morgan Brookes believe - This impressive detached property offers spacious and versatile living throughout. Tastefully presented, the home features four well-proportioned bedrooms, an inviting conservatory perfect for year-round enjoyment, and a dedicated office ideal for remote work or study. Being conveniently located within walking distance to the Seafront, local shops & transport links this property must not be missed.

Our Sellers love - That it has been the kindest most practical home they have ever had & catered to meet all the families wants & needs.

Key Features

- Guide Price: £500,000-£550,000.
- Approximately 1600ft² / 148m².
- Beautifully Presented Family Home.
- Low Maintenance Secluded Rear Garden.
- Four Reception & Three Bathrooms.
- Ample Off Street Parking & Garage.

**Guide Price £500,000-
£550,000**

Thorney Bay Road, Canvey Island

Entrance

Double glazed panelled door to:

Entrance Hall

13' 10" x 5' 10" (4.21m x 1.78m)

Obscure double glazed widow to front aspect, radiator with ornate cover, stairs to first floor, understairs storage area, smooth ceiling, wood effect flooring, doors to:

Ground Floor Cloakroom

6' 2" x 4' 5" (1.88m x 1.35m)

Obscure double glazed window to side aspect, vanity hand basin, low level WC, complimentary tiling to walls.

Ground Floor Shower Room

6' 2" x 4' 5" (1.88m x 1.35m)

Shower cubicle, complimentary tiling to walls.

Kitchen

10' 9" x 9' 11" (3.27m x 3.02m)

Double glazed window to rear aspect, range of fitted base and wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer unit, 4 point gas hob, with extractor over, space and plumbing for appliances, fitted oven, splash back tiling, tiled flooring.

Reception Room

13' 11" x 9' 11" (4.24m x 3.02m)

Two double glazed windows to front aspect, radiator, coving to ceiling, carpet flooring.

Living Room

19' 10" x 11' 11" (6.04m x 3.63m)

Currently split into 2 rooms : 11'10" x 10'10" (Currently used as a reception room) & 12'6" x 8'9" (Currently used as a bedroom). Double glazed sliding door & double glazed window to rear aspect, two radiators, feature fireplace, wood effect laminate flooring, coving to ceiling, door to:

Office

6' 8" x 6' 6" (2.03m x 1.98m)

Double glazed French doors to rear aspect, radiator, coving to ceiling, wood effect flooring.

Conservatory

13' 8" x 11' 3" (4.16m x 3.43m)

Double glazed windows to all aspects with double glazed French doors to rear garden, radiator, tiled flooring.



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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.

First Floor Landing

Coving to ceiling incorporating loft access, carpet flooring, doors to:

Bedroom 1

13' 10" x 13' 2" (4.21m x 4.01m)

Two double glazed windows to front aspect, radiator, coving to ceiling, door to:

En-Suite

Obscure double glazed window to side aspect, shower cubicle, hand basin, low level WC, heated towel rail, complimentary tiling to walls.

Bedroom 2

13' 9" x 10' 1" (4.19m x 3.07m)

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

Bedroom 3

12' 4" x 7' 11" (3.76m x 2.41m)

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

Bedroom 4

11' 4" x 7' 2" (3.45m x 2.18m)

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

Bathroom

7' 5" x 6' 9" (2.26m x 2.06m)

Obscure double glazed window to rear aspect, pea shaped panelled bath with double shower attachment & shower screen, vanity hand basin, low level WC, stainless steel heated towel rail, complimentary tiling to walls, tiled flooring.

Rear Garden

Paved entertainment area with further paving to the remainder, various shrubs & trees to borders, side access.

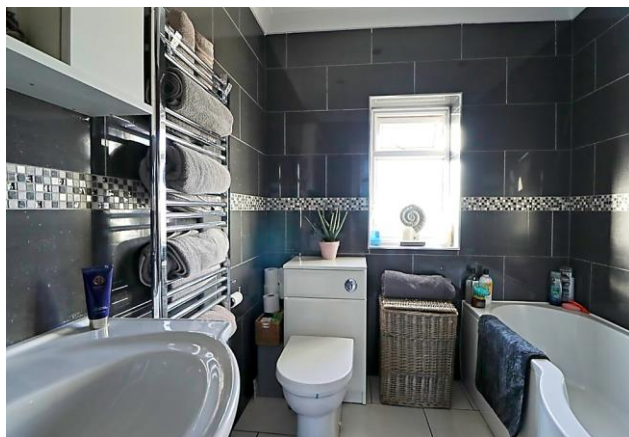
Garage

8' 1" x 8' 0" (2.46m x 2.44m)

Partially converted : Rear Office, double glazed panelled door to: Front Storage Area, electric up and over door, power & light connected.

Front Of Property

Blocked paved driveway offering off street parking for up to 9 vehicles.

**Local Authority Information**

Castle Point Borough Council

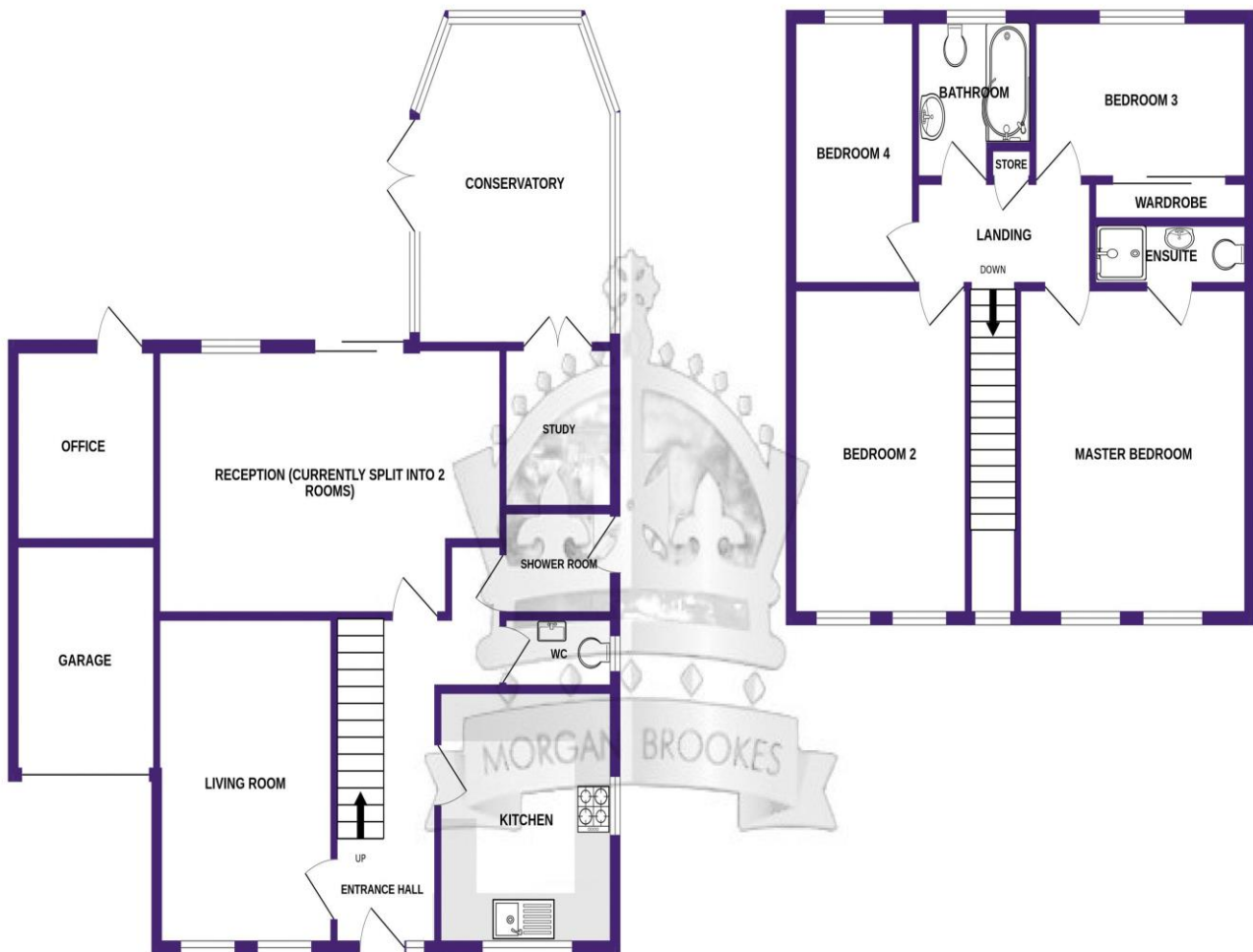
Council Tax Band - E

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GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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