



* £500,000- £560,000 * POTENTIAL TO DEVELOP PLOT STP * THREE GREAT SIZE BEDROOMS WITH FITTED WARDROBES IN ALL * TRIPLE GARAGE AND AMPLE PARKING ON DRIVEWAY * TWO RECEPTION ROOMS * A fantastic opportunity to acquire a bungalow on a truly one off plot which boasts parking for a maximum of 12 vehicles, a secure triple garage and a beautiful wrap around garden with established trees and plants. Internally, the bungalow has the advantages of two reception rooms including a triple aspect lounge, a stunning kitchen breakfast room and a modern shower room with an additional separate WC. Located conveniently for those buyers that need to get on and off the Island, this property is also close to shopping facilities and schools such as Northwick Park Primary and Cornelius Vermuyden Secondary School.

- Fully detached bungalow
- Gated driveway for 8-12 cars
- Three good size bedrooms
- Stunning kitchen breakfast room
- Beautiful established gardens
- Huge plot
- Triple garage with electric roller shutter doors
- Two reception rooms
- Generous triple aspect lounge
- Potential to develop on plot STP

Canvey Road

Canvey Island

£500,000

Price Guide



Canvey Road



Frontage

Off-street parking for between 8-12 vehicles, driveway accessed via wrought iron gates, wrought iron fence boundary with raised tree and shrub border, access to the triple garage, side access to the rear garden .

L shaped Hallway

Smooth coved ceiling, composite front door with an obscure double-glazed window to the side, coat cupboard housing the security alarm, coconut rug, carpet, radiator with a radiator cover, doors to all bedrooms.

Kitchen / Breakfast Room

20'80 x 10'72 > 7'53

Smooth coved ceiling with spotlighting, double glazed door to the rear leading out to the garden, two double glazed windows to the rear overlooking the garden, contemporary two-tone handleless high gloss kitchen, comprising of wall land base level units, Quartz worktops, integrated appliances such as a fridge, freezer, Millay dishwasher, Neff oven, and grill, Neff microwave, floor to ceiling utility cupboard housing a Millay washing machine and Millay tumble dryer, additional floor to ceiling cupboard housing the wall mounted Vaillant boiler, pan draws a 1.5 stainless steel inset sink with draining grooves, Quartz upstands, integrated Neff Five ring electric hob, with integrated extractor fan above, two raising power point sockets, Kardean flooring, electric heater, opening to:

Dining Room

15'01 into the bay x 10'98

Double-glazed bay windows to the front, smooth coved ceiling with inset spotlighting, radiator in the bay, carpet, double doors leading to:

Triple Aspect Lounge

23'75 x 14'88

Double glazed windows to the front and side, double glazed French doors to the rear opening out to the garden, smooth coved ceiling with two pendant lights, feature fireplace with a stone

surround, two radiators with radiator covers, carpet.

Bedroom One

12'35 x 11'95

Double glazed windows to the front, smooth coved ceiling with a pendant light, full range of fitted bedroom furniture including floor to ceiling wardrobes, draws shelving, and side cabinets, radiator, carpet.

Bedroom Two

12'35 x 8'96

Doble glazed windows to the front, smooth ceiling with a pendant light, range of fitted wardrobes and draws, radiator and carpet.

Bedroom Three

9'6 x 6'11

Smooth coved ceiling with a pendant light, double-glazed windows to the rear overlooking the garden, fitted wardrobes, radiator, carpet.

Established Wrap Around Garden

Established tree shrub and flower borders with the remainder laid to lawn, patio area outside the Kitchen for entertaining, storage section housing a large summer house measuring (15.52m x 8.65m), side access to the front driveway, outside lighting, outside tap, rear access to the triple garage.

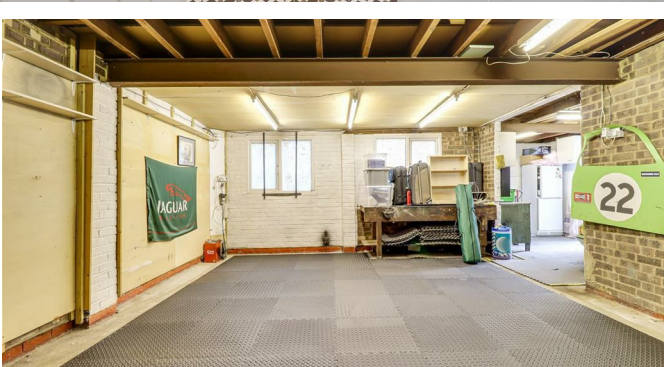
Triple Garage

26'46 x 24'61

Electric roller shutter door with power and light, double-glazed windows to the rear, gas meter, electric meter, fuse board, concrete floor.

Agents Notes:

There is a water softener that is located in the rear garden. There is also plans passed for a 20 bed care home.



Floor Plan

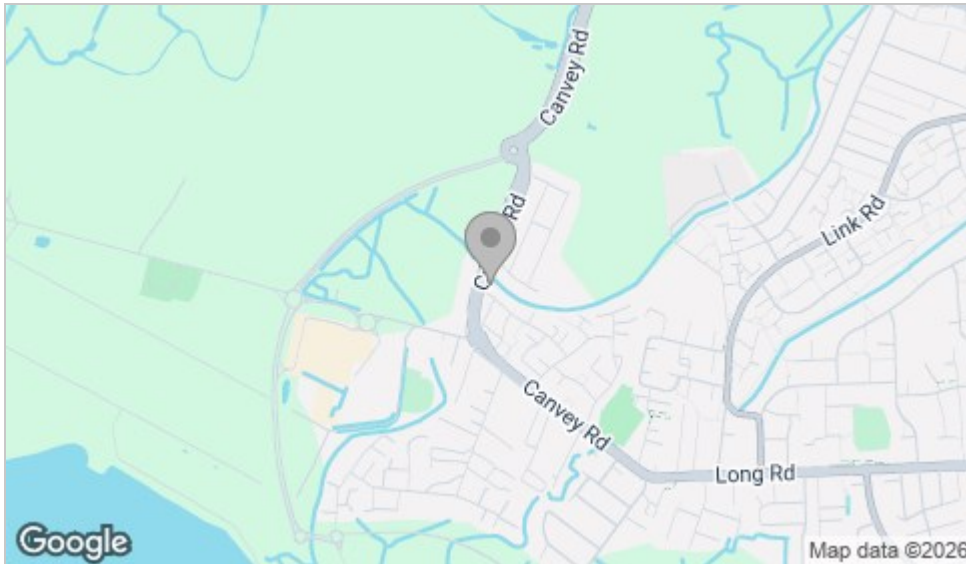
GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurement 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 quality or efficiency can be given.
Made with floorplan 6/2023



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		