

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Stromburg Road, Canvey Island, SS8 9RJ



GUIDE PRICE £390,000 - £400,000

WILLIAMS and DONOVAN are delighted to offer for sale with NO ONWARD CHAIN, this fabulous contemporary four bedroom detached house situated in a quiet Canvey cul-de-sac location, within easy access of all routes on and off the Island. This beautiful property benefits from having a modern fitted kitchen; spacious lounge/diner; ground floor cloakroom; four good sized bedrooms; garage; utility; garage; off street parking and must be viewed to appreciate the quality of the accommodation on offer.

Council Tax Band – D. EPC rating - C. Our ref: 15084

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Stromburg Road, Canvey Island, SS8 9RJ

Accommodation comprises:

Entrance via composite door to:

RECEPTION HALL

Coved ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Doors to:

LOUNGE/DINER 21' 1" x 13' 1" (6.43m x 3.99m)

Coved and skimmed ceiling. Double glazed window to front aspect. Double glazed patio doors providing access to REAR GARDEN. Two radiators.



KITCHEN 10' 6" x 9' 10" (3.2m x 3m)

Coved and skimmed ceiling. Inset spotlights. Double glazed window to rear aspect. UPVC double glazed door to REAR GARDEN. Range of base and eye level units. Roll edged working surfaces. Inset one and a quarter bowl sink drainer with mixer tap. Inset 4 ring gas hob with extractor hood over and electric oven under. Integrated fridge. Space for further appliances. Radiator.



GROUND FLOOR CLOAKROOM 8' 2" x 3' (2.49m x 0.91m)

Coved ceiling. Obscure uPVC double glazed window to front aspect. Two piece suite comprising low level w/c and vanity mounted wash hand basin with storage beneath. Heated towel rail. Tiled floor.

FIRST FLOOR LANDING

Double glazed window to front aspect. Airing cupboard housing boiler. Doors to:

BEDROOM ONE 13' 11" x 9' 10" (4.24m x 3m)

Coved ceiling. Double glazed window to rear aspect. Radiator.



BEDROOM TWO 11' 1" x 10' 10" (3.38m x 3.3m)

Coved ceiling. Double glazed window to front aspect. Radiator.



BEDROOM THREE 15' 4" x 9' 11" (4.67m x 3.02m)

Coved ceiling. Double glazed window to rear aspect. Radiator.



BEDROOM FOUR 11' 11" x 6' 10" (3.63m x 2.08m)

Coved ceiling. Double glazed window to front aspect. Radiator.

FAMILY BATHROOM 7' 3" x 5' 6" (2.21m x 1.68m)

Coved and skimmed ceiling. Obscure uPVC double glazed window to side aspect. Three piece suite comprising low level w/c, vanity mounted wash hand basin with storage beneath and panelled bath with chrome mixer tap and shower over. Heated towel rail. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a shingle driveway providing access to **GARAGE** and off street parking for several vehicles.

The **REAR GARDEN** comprises immediate paved seating area leading on to artificial lawn. Mature shrub and flower beds. **SUMMERHOUSE** to remain, subject to price. Door to:



UTILITY ROOM 14' 4" x 8' 5" (4.37m x 2.57m)

Range of base and eye level units. Space for appliances. Access to **GARAGE**.

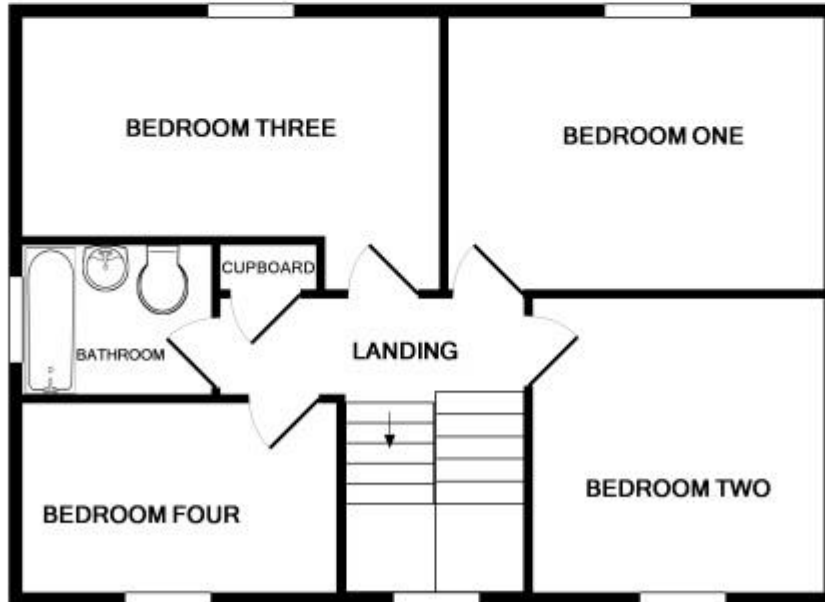


GARAGE 11' 7" x 8' 8" (3.53m x 2.64m)

With up and over door. Power and lighting.



GROUND FLOOR
 APPROX. FLOOR
 AREA 680 SQ.FT.
 (63.2 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 611 SQ.FT.
 (56.8 SQ.M.)
 TOTAL APPROX. FLOOR AREA 1291 SQ.FT. (119.9 SQ.M.)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.