



STUART THOMAS  
ESTATES



- WEST BACKING REAR GARDEN
- TWO BEDROOMS
- CONSERVATORY
- FITTED KITCHEN

11 Downham Road, Canvey Island, Essex, SS8 0DF

Guide Price £300,000

Within a SHORT WALK OF Jones' Corner with local shops and a café is this SEMI DETACHED TWO BEDROOM BUNGALOW. The property stands on a LARGER THAN AVERAGE PLOT with a GOOD SIZE WEST BACKING rear garden.



## Property Description

### GENERAL

Within a SHORT WALK OF Jones' Corner with local shops and a café is this SEMI DETACHED TWO BEDROOM BUNGALOW. The property stands on a LARGER THAN AVERAGE PLOT with a GOOD SIZE WEST BACKING rear garden.

### ENTRANCE HALL

Double glazed entrance door with a glazed inset leads to the entrance hall. Laminate flooring.

### LOUNGE

14' 6" x 11' 8" (4.42m x 3.56m) This good size room has a large double glazed bay window to the front aspect. Two radiators. Laminate flooring. Inset ceiling spotlights.

### KITCHEN

11' 4" x 7' 0" (3.45m x 2.13m) With a range of units at eye and base level with work surfaces over. Built in good size storage cupboard. Single drainer sink unit with a mixer tap over. Space and plumbing for a washing machine and slide in cooker. Tiled floor. Inset ceiling spotlights. Skylight window. Door leads to the:-

### CONSERVATORY

14' 9" x 9' 4" (4.5m x 2.84m) Double glazed French doors lead to the rear garden. Laminate flooring. Radiator.

### BEDROOM ONE

11' 11" x 9' 8" (3.63m x 2.95m) Obscure double glazed window to the side. Radiator. Access to the loft via a loft ladder which houses the gas fired combi boiler. Velux window to the loft.





#### BEDROOM TWO

9' 5" x 5' 5" (2.87m x 1.65m) Double glazed window to the front. Radiator. Inset ceiling spotlights.

#### SHOWER ROOM

7' 6" x 6' 9" (2.29m x 2.06m) This good size room has a 3 piece white suite comprising a low level wc with a concealed cistern. Vanity wash basin with a cupboard under and a large shower with enclosure. Obscure double glazed window to the rear. Heated towel rail. Fully tiled to two visible walls and the floor.

#### CARPORT

To the side of the property with access through to a brick built storage shed which has a double glazed door and window to the rear garden.

#### REAR GARDEN

Approximately 48' West Backing rear garden laid to lawn with established raised borders. Screen fencing. External water supply. Patio.

#### GENERAL

Tenure Freehold

Council Tax Band C

Castle Point Borough Council



Approx Gross Internal Area  
66 sq m / 706 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

294 Kiln Road, Benfleet, Essex,  
SS7 1QT

stestates.co.uk  
01702 558110  
info@stestates.co.uk

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