



STUART THOMAS
ESTATES



- SOUGHT AFTER LOCATION
- WEST BACKING GARDEN
- TWO DOUBLE BEDROOMS
- LARGE KITCHEN/DINER

31 Canvey Road, Leigh-on-Sea, SS9 2NN

Guide Price £725,000

WOW! What a STUNNING BUNGALOW in this HIGHLY SOUGHT AFTER LOCATION within the CHAPMANS LORD CONSERVATION AREA. Beautifully presented with a WEST BACKING rear garden. Attractive Lounge, GOOD SIZE fitted kitchen/diner 2 DOUBLE BEDROOMS and LARGER THAN AVERAGE BATHROOM.

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Property Description

GENERAL

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ENTRANCE LOBBY

Entrance door with 9 glazed panels leads to the entrance lobby which has a tiled floor. Twin part glazed doors lead to the:-

ENTRANCE HALL

This impressive entrance hall has a tiled floor. Picture rail. Feature fire surround with an electric coal effect fire. Radiator. Access to the loft. Inset ceiling spotlights.

LOUNGE

18' 4" x 13' 1" (5.6m x 4.0m) This stunning room has a double glazed lead light bay window to the front. Two double glazed lead light windows to the side. Feature fireplace with a gas coal fire. Corner storage cupboard. Double and single radiators. Coving.

KITCHEN/DINER

16' 9" x 16' 3" (5.13m x 4.96m) This good size well fitted kitchen is fitted with a range of units at eye and base level with ample wood work surfaces over. Belfast sink with a mixer tap over. Space and plumbing for a washing machine, tumble dryer and slimline dishwasher. Range cooker with an extractor cooker hood over. Tiled floor. Double radiator with cover. Feature brick fire surround. Two lead light double glazed windows to the rear. Inset ceiling spotlights. Stable door





leads to the rear garden. Dresser unit. Integrated fridge and freezer. Wicker baskets.

BEDROOM ONE

13' 8" x 10' 9" (4.17m x 3.28m) This superb room has a large double glazed lead light bay window to the rear. Two further double glazed lead light windows. Radiator. Coving.

BEDROOM TWO

11' 0" x 10' 10" (3.37m x 3.31m) Two lead light double glazed windows to the front. Further lead light double glazed window to the side. Feature fireplace. Coving.



BATHROOM

9' 10" x 5' 9" (3.02m x 1.77m) Larger than average with a 4 piece suite comprising a low level wc vanity wash basin with cupboards under, bidet and panelled bath with an independent shower and screen. Two obscure lead light double glazed windows to the side. Inset ceiling spotlights. Heated towel rail. Tiled floor. Fully tiled to all visible walls.

GARAGE

Detached with double doors and a personal door leads to the rear garden. Light and power.

REAR GARDEN

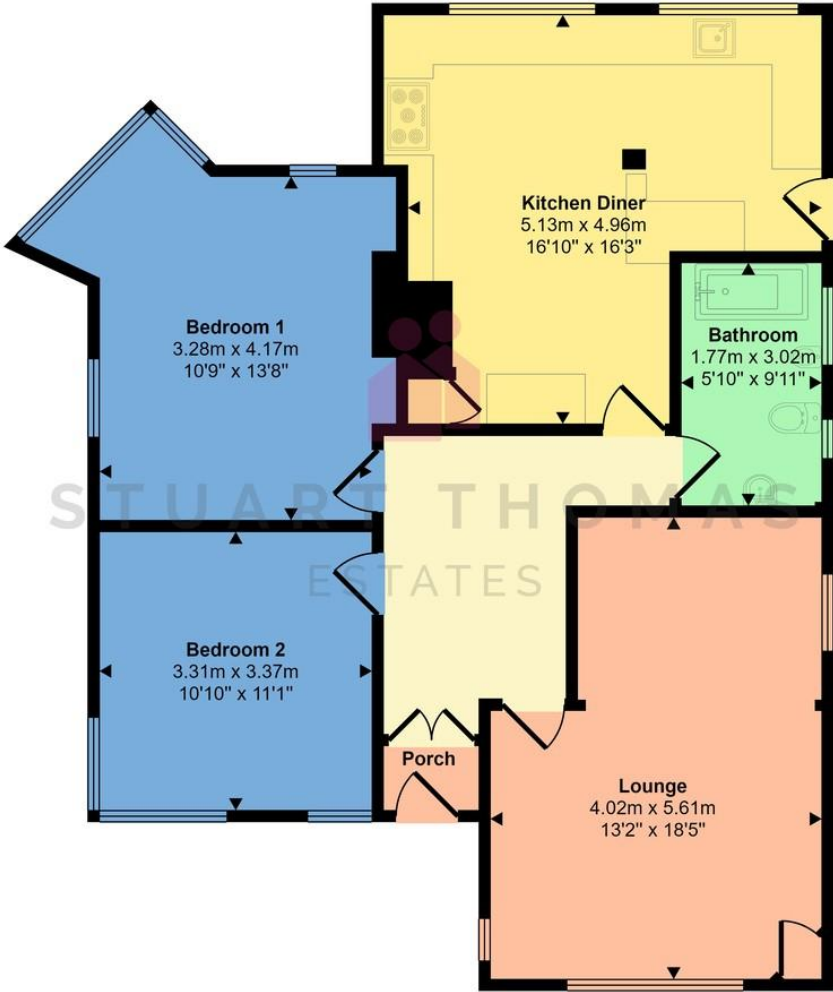
This beautiful WEST BACKING rear garden is neatly laid out lawn with well stocked established shrub borders. Crazy paved pathways. Side access to the front. Summerhouse and shed. External water supply.

GENERAL

Tenure Freehold

Council Tax Band E

Approx Gross Internal Area
88 sq m / 943 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		