

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Deepwater Road, Canvey Island, SS8 0LA



£375,000

WILLIAMS and DONOVAN - We are delighted to offer for sale this spacious two/three bedroom detached chalet. This property is situated in a quiet location and benefits from having a 20'3 lounge, cloakroom, first floor bathroom, two double bedrooms and a 40' West facing rear garden. EPC rating – D. Our ref: 15306

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

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# Deepwater Road, Canvey Island, Essex, SS8 0LA

**RECEPTION HALL 12' x 6' 8" (3.66m x 2.03m)** Skimmed ceiling, stairs to first floor accommodation, storage cupboard, radiator, doors to:



**LOUNGE 20' 3" x 11' 6" (6.17m x 3.51m) MAX** Dual aspect uPVC windows to front and side aspect, two radiators.



**DINING ROOM / BEDROOM 12' 9" x 8' (3.89m x 2.44m)** uPVC double glazed window to rear aspect, radiator.



**CLOAKROOM** Obscured uPVC window to side aspect, two piece white suite comprising wall mounted basin, low level WC, vinyl floor.

**KITCHEN 12' x 8' 6" (3.66m x 2.59m)** Skimmed ceiling, dual aspect uPVC windows to side and rear aspects, obscured uPVC door to rear providing access to rear garden, wall and base level units with roll edge work surfaces, inset stainless steel sink and a half, integrated four ring gas hob with integrated electric oven, tiled splashback, space for washing machine and fridge freezer, radiator, laminate wood effect floor.



**FIRST FLOOR LANDING** Skimmed ceiling with loft access hatch, two built in storage cupboards, uPVC window to half stair, door to:

**BEDROOM ONE 13' 10" x 13' (4.22m x 3.96m) Approx.** Skimmed ceiling, uPVC window to front, built in storage cupboard, radiator.



**BEDROOM TWO 13' x 10' 1" (3.96m x 3.07m)** Skimmed ceiling, uPVC window to front aspect, radiator, eves storage cupboard.



**BATHROOM** Obscured uPVC window to side aspect, three piece white suite comprising panelled bath with chrome shower mixer tap, pedestal basin, close coupled WC, part tiled walls, radiator, vinyl floor.



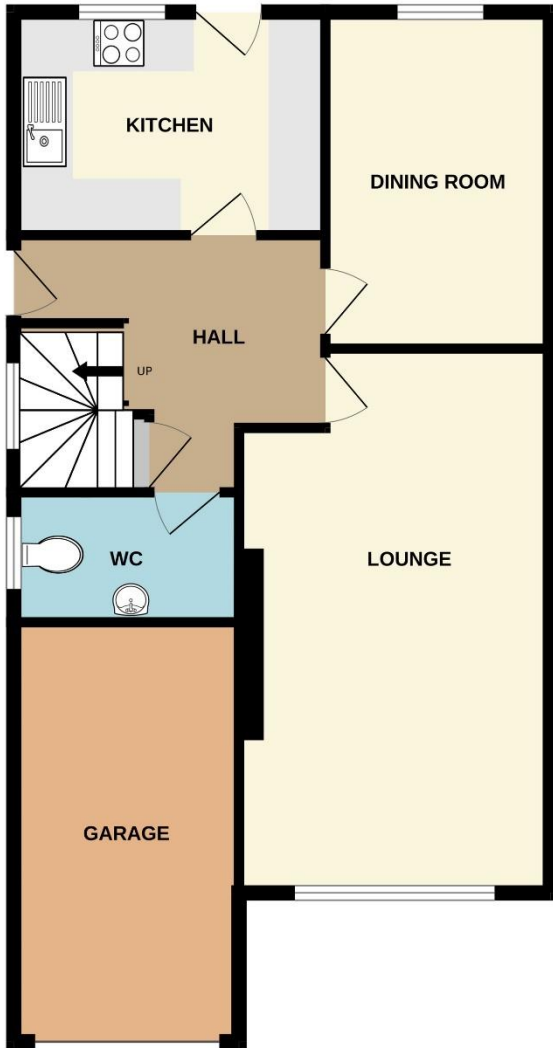
**OUTSIDE OF PROPERTY FRONT:** Independent driveway providing off street parking and access to garage, lawned area with various established flower beds, pathway to side with side gate to rear.

**REAR GARDEN 40ft approx.** Rear garden commences with paved patio, leads onto lawned area with established flower beds, raised decking pathway to sun deck at rear with pergola to remain, fenced to all boundaries with side gate to rear.

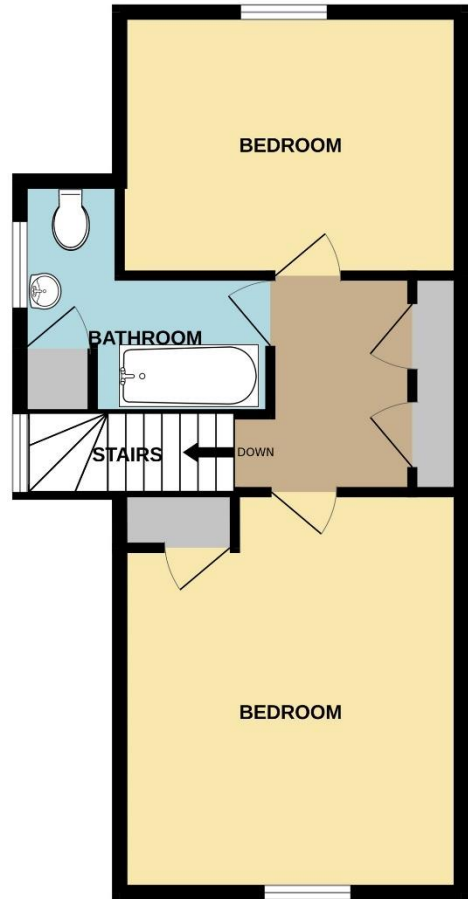


**GARAGE 15' 8" x 8" (4.78m x 2.44m)** Up and over door.

GROUND FLOOR  
738 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 sq.m.) approx.  
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**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.