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today on 01268 777400**



## **Batavia Road, Canvey Island Guide price £400,000**

Guide price £400,000 - £425,000. Aspire are pleased to present this larger than average three bedroom bungalow, offered with no onward chain, spacious and modern living throughout, ample off street parking and a fantastic south facing rear garden designed perfectly for entertaining.

From the moment you step inside, the home gives an immediate feeling of space, with a large entrance hall providing access to all rooms. All three bedrooms are generous doubles, making this an ideal home for families, downsizers or anyone looking for spacious single level living. The master bedroom also benefits from patio doors leading directly out to the garden.

6.48m x 4.22m

Bedroom One

15'04 x 12'10

4.67m x 3.91m

Bedroom Two

16'02 x 11'11

4.93m x 3.63m

Bedroom Three

15'09 x 11'10

4.80m x 3.61m

The living accommodation offers a lovely flow throughout, with a lounge opening into the dining room, which then provides clear access through to the kitchen. To the rear of the dining area is a conservatory, creating an additional bright and versatile space overlooking the garden.

Bathroom

9'03 x 9'01

2.82m x 2.77m

The kitchen was fitted around four years ago and has been finished to a high standard, offering AEG integrated appliances, plenty of worktop and storage space, along with a breakfast bar, making it both practical and sociable.

Utility Room

7'00 x 5'10

2.13m x 1.78m

The bathroom is modern and spacious, complete with a four piece suite, while there is also a separate W/C with a utility area, again finished in a modern style. Further benefits include air conditioning and a PIV ventilation system.

Reception Room/Office

11'07 x 11'02

3.53m x 3.40m

Externally, the property continues to impress. To the front, there is ample off street parking. The rear garden is south facing, low maintenance and a brilliant entertaining space, with artificial grass, patio areas, raised plant beds and three access points from the property. There is also a fully functional bar area with electric, making it perfect for hosting friends and family throughout the year.

Batavia Road is conveniently positioned a short distance from Benfleet Train Station, making it ideal for commuters. Canvey Retail Park is also just a stone's throw away, offering access to major supermarkets and everyday amenities, while local primary and secondary schools are also close by.

Offered with no onward chain, this is a fantastic bungalow offering more space than you may first expect, with modern interiors, excellent parking and a garden made for enjoying.

Kitchen

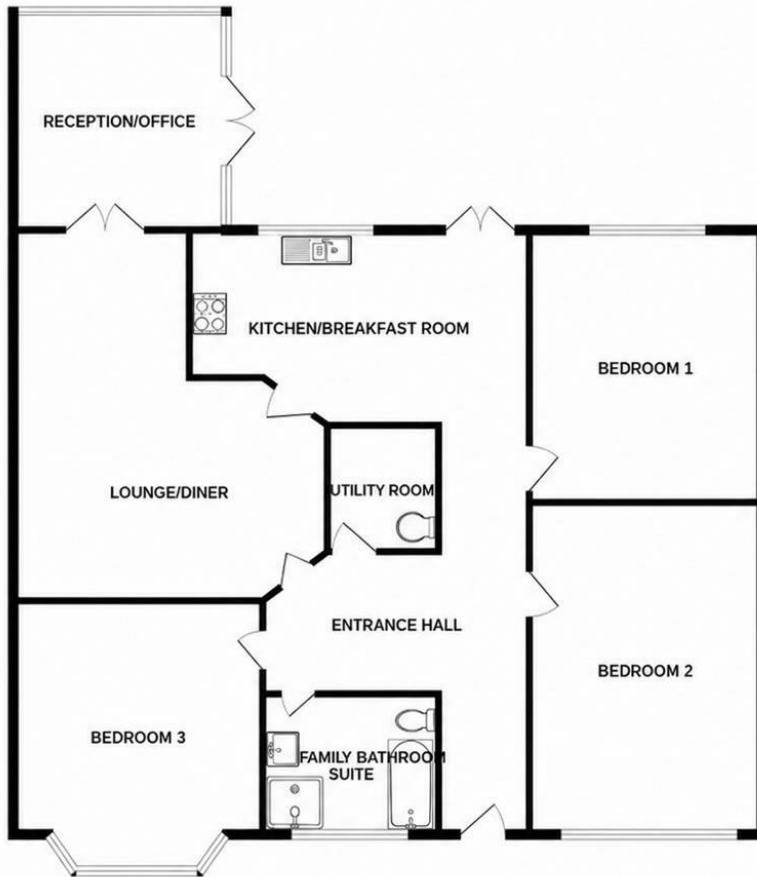
17'04 x 10'04

5.28m x 3.15m

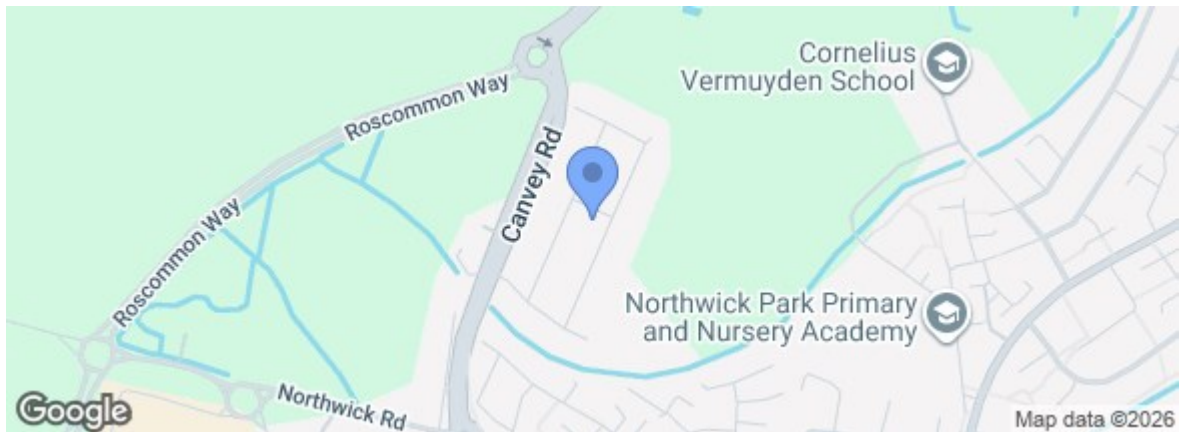
Lounge/Diner

21'03 x 13'10

GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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