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today on 01268 777400*



## **Coker Road, Canvey Island £775,000**

A substantial and highly versatile four-bedroom detached residence offering far more than first meets the eye. This impressive home delivers extensive ground floor living space, an integral self-contained annexe, and excellent energy efficiency features. Positioned just a stone's throw from Canvey Retail Park.

The main house provides three generous reception rooms on the ground floor, creating exceptional flexibility. These spaces are perfectly suited for additional bedrooms, playrooms, home offices or formal entertaining areas, depending on a buyer's requirements. A spacious entrance hall leads through to the principal lounge, separate study/optional bedroom, and additional reception space.

The kitchen benefits from integrated appliances and underfloor heating, while a four-piece shower room is conveniently located on the ground floor. Upstairs, the property offers four well-proportioned bedrooms, including a master suite with en-suite, alongside a main family bathroom.

Externally, the property continues to impress. Electric gates open onto a generous driveway providing ample off-street parking, in addition to a garage. The rear garden has been designed for low maintenance, with large decking and artificial lawn creating an ideal entertaining space.

A standout feature is the integral annexe, fully self-contained yet seamlessly connected. It includes its own lounge, kitchen, bathroom, bedroom and private courtyard, making it ideal for multi-generational living, guest accommodation or potential income use.

Further benefits include owned solar panels (approximately 15 years remaining), a recently replaced solar inverter (circa one year ago), and a solar-powered EV charging point. The vendors are also able to offer no onward chain

Lounge  
22'10" x 12'0" (6.96m x 3.66m)

Dining Room  
12'0" x 10'11" (3.66m x 3.33m)

Study / Reception Three  
11'9" x 11'7" (3.58m x 3.53m)

Kitchen  
15'8" x 9'5" (4.78m x 2.87m)

Shower Room (Ground Floor)  
8'10" x 7'1" (2.69m x 2.16m)

#### First Floor

Bedroom One  
14'8" x 9'11" (4.47m x 3.02m)

Bedroom Two  
16'2" x 9'10" (4.93m x 3.00m)

Bedroom Three  
12'4" x 9'10" (3.76m x 3.00m)

Bedroom Four  
11'9" x 11'8" (3.58m x 3.56m)

Family Bathroom (First Floor)  
9'2" x 6'5" (2.79m x 1.96m)

#### Integral Annexe

Annexe Lounge  
17'3" x 13'1" (5.26m x 3.99m)

Annexe Kitchen  
13'9" x 5'9" (4.19m x 1.75m)

Annexe Bedroom  
11'4" x 9'3" (3.45m x 2.82m)

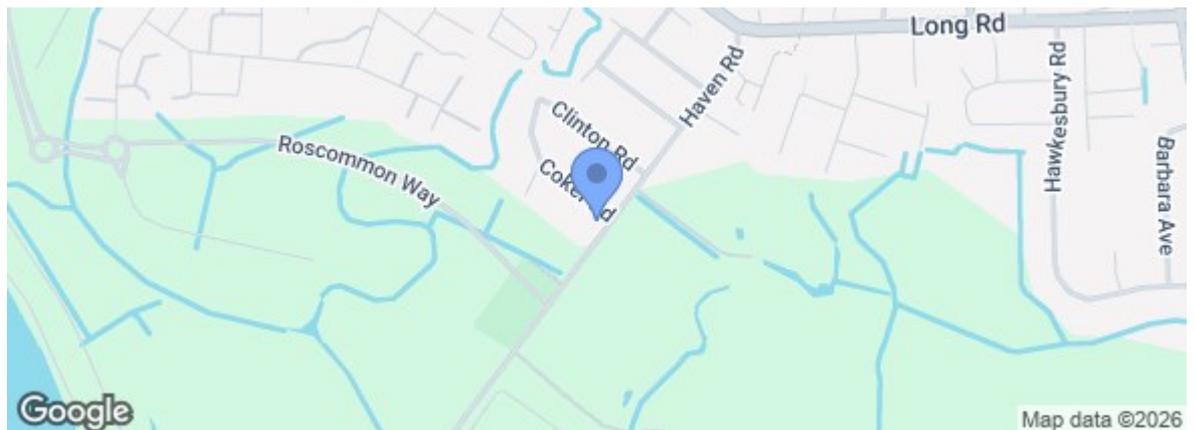
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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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