



\* £500,000 - £550,000 \* PARKING TO FRONT AND REAR  
 \* ANNEX WITH SHOWER ROOM \* UTILITY ROOM \*  
 DOWNSTAIRS W/C \* FOUR BEDROOMS \* EN-SUITE TO  
 MASTER \* This incredibly spacious, detached character  
 house is in a great location nearby amenities and bus links  
 of the High Street, a great school catchment, offers ample  
 parking and an annex to the rear. The accommodation is  
 comprised of; landscaping to front and rear with parking  
 and a picturesque rear garden, an entrance hall with access  
 to the downstairs W/C, a large dual aspect through-lounge  
 with French doors to the rear, a kosher kitchen-diner, with  
 attached utility room and finally, four bedrooms upstairs  
 with a family bathroom and en-suite to master. The annex  
 to the rear has its own shower room and gated parking and  
 the home is available to view now!

- Ample of-street parking
- Additional gated parking to rear
- Amenities and bus links on the High Street nearby
- Large dual aspect lounge with French doors
- Utility room and downstairs W/C
- Annex to rear with shower room
- Large detached character house
- Four great sized bedrooms/ family bathroom and en-suite
- Kosher kitchen-diner
- Picturesque landscaped gardens

## Waarden Road

Canvey Island

**£500,000**

Price Guide



# Waarden Road



## Frontage

Driveway creating parking for two to three vehicles, side access to the rear garden, door to:

## Entrance Hallway

Smooth ceiling with a pendant light, entrance door to the front, stairs rising to the first floor landing with understairs storage, radiator with a radiator cover, wood effect laminate flooring, door to:

## Lounge

Smooth coved ceiling with a pendant light, double-glazed bay window to the front, double-glazed windows to the side, double-glazed French doors to the rear leading out to the garden, wall panelling, radiator, wood effect laminate flooring, opening to:

## Kitchen Diner

Smooth coved ceiling with inset spotlights, double-glazed window to the side, double-glazed window to the rear overlooking the garden, double-glazed door to the rear opening out onto the garden. Kitchen comprising of; wall and base level units with a wooden worktop, space for a range cooker with a four-ring gas hob, inset sink and drainer with a chrome mixer tap, additional inset sink and drainer with chrome mixer tap, centre island with a wooden worktop, two-seater breakfast bar, pan drawers, wood effect laminate flooring, door to:

## Utility Room

Smooth ceiling with inset spotlights, double-glazed window to the side, worktop, wood-effect laminate flooring.

## Downstairs WC

Smooth ceiling with a pendant light, obscured double-glazed window to the front, low-level WC, vanity unit wash basin, and wood-effect laminate flooring.

## First Floor Landing

Smooth ceiling with a pendant light, radiator, loft access, carpet, door to all first-floor rooms.

## Bedroom One

Coved ceiling with a feature pendant light, double-glazed bay window to the front, radiator, wood effect laminate flooring, door to:

## En-Suite to Bedroom One

Pendant light, obscured double-glazed window to the rear, dado rail, low-level WC, wash basin, wood effect laminate flooring.

## Bedroom Two

Coved ceiling with a pendant light, double-glazed bay window to the front, radiator, wood-effect laminate flooring.

## Bedroom Three

Coved ceiling with a pendant light, double-glazed window to the rear overlooking the garden, wood effect laminate flooring.

## Bedroom Four

Coved ceiling with a pendant light, double-glazed window to the rear overlooking the garden, radiator, wood-effect laminate flooring.

## Bathroom

Smooth ceiling with a pendant light, obscured double-glazed window to the front, paneled bath with a shower attachment, low-level WC, pedestal wash basin, wood effect laminate flooring.

## Rear Garden

Commences a wooden decked area with the remainder laid to lawn, mature tree and shrub borders, access to annex, outside lighting, outside tap, side access back to the front driveway.

## Annex/Office/Games Room

Bathroom  
Double glazed door to the rear.

## Agents Notes:

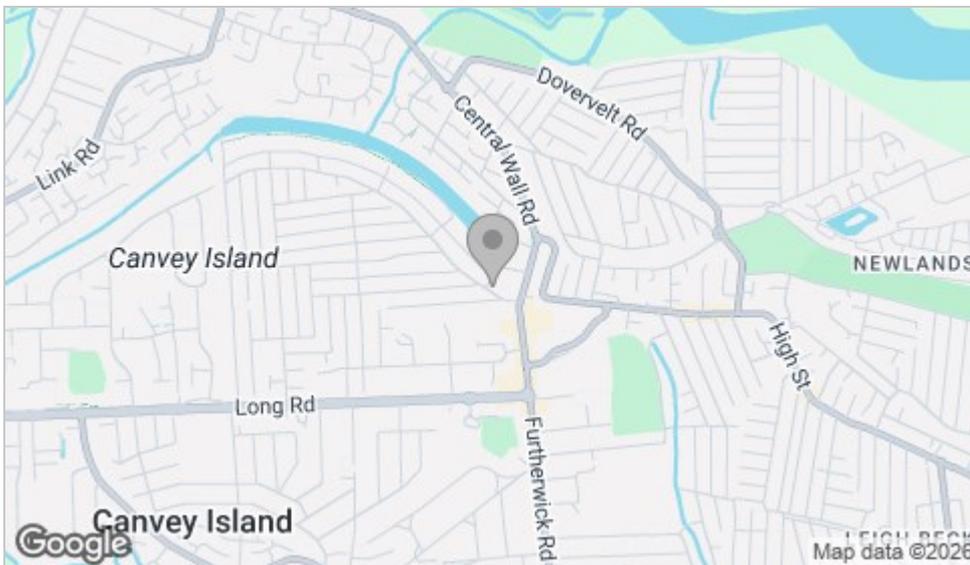
Council tax band: E



## Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		