



\* £400,000 - £425,000 \* Located in the charming area of Meadway on Canvey Island, this modern detached bungalow offers a delightful blend of comfort and convenience. With three well-sized bedrooms, including a master bedroom featuring impressive floor-to-ceiling fitted wardrobes, this property is perfect for families or those seeking extra space. The bungalow boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The separate utility room adds practicality, offering direct access to the north-facing rear garden, where you can enjoy the outdoors in a tranquil setting. Parking is a breeze with a driveway accommodating three vehicles, along with additional space for a fourth vehicle, ensuring that you and your guests will never be short of parking options. This property is ideally situated within the catchment area for Canvey Island Infant School and Nursery, as well as Canvey Junior School, making it an excellent choice for families with young children. In summary, this semi-detached bungalow on Meadway is a wonderful opportunity for those looking for a modern home in a family-friendly neighbourhood. With its spacious layout, convenient amenities, and proximity to local schools, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your new home.

- Modern detached bungalow
- Driveway creating parking for three vehicles and access to the garage
- Gorgeous farmhouse style kitchen
- Separate utility room giving direct access to the north backing rear garden
- Walking distance to local amenities and major transport links
- Three well-sized bedrooms, master bedroom has floor to ceiling fitted wardrobes
- Spacious front lounge with a stunning feature fireplace
- Stylish three-piece bathroom
- Canvey seafront close by
- Canvey Island Infant School and Nursery and Canvey Junior School catchment

## Meadway

Canvey Island

**£400,000**

Price Guide



# Meadway



## Frontage

Paved driveway creating parking for three vehicles, brick wall perimeter, access to garage, side access to the rear garden, overhanging front porch, door to:

## Entrance Hallway

19'8" x 3'3"

New composite entrance door to the front, two pendant lights, loft access, radiator, newly fitted wood effect laminate flooring, access to:

## Lounge

17'0" x 11'5"

Smooth ceiling, double-glazed UPVC window to the front, cornicing, pendant light, feature fireplace with a marble surround and a tiled hearth, radiator, carpet.

## Bedroom Two

13'5" x 9'10"

Coved ceiling with a ceiling rose and a pendant light, double-glazed UPVC window to the front, radiator, carpet.

## Bedroom Three

10'5" x 6'10"

Coved ceiling with a ceiling rose and a pendant light, UPVC double-glazed window to the side, radiator, carpet.

## Bedroom One

13'9" x 10'9"

Smooth ceiling with cornicing and a ceiling rose, pendant light, UPVC double-glazed window to the rear overlooking the garden, floor to ceiling sliding door wardrobes, radiator, carpet,

## Bathroom

9'10" x 5'1"

Smooth ceiling with inset spotlights, extractor fan, obscured UPVC double-glazed window to the

side, paneled bath with a shower over, storage cupboard, low-level WC, vanity unit wash basin, wall-mounted chrome heated rail, fully tiled walls, wood effect laminate flooring.

## Kitchen

12'1" x 8'2"

Smooth coved ceiling with inset spotlights, obscured UPVC double-glazed window to the side. Farmhouse style kitchen comprising of; wall and base level units with wooden square edge worktops, two-sided butler sink with a chrome mixer tap, range cooker with a five-ring gas hob and a stainless steel extractor over, radiator, space for a fridge freezer on a 70/30 split, space for a dishwasher, wood effect laminate flooring.

## Dining Room/Reception Room

13'9" x 12'1"

Smooth coved ceiling with inset spotlights, radiator, UVC double-glazed sliding doors to the rear leading out to the garden, wood-effect laminate flooring.

## Utility Room

10'9" x 4'7"

Coved ceiling with halogen lights, new obscured UPVC double-glazed door to the rear leading out to the garden, two new obscured double-glazed UPVC windows to the front and side, wall-mounted Ideal combi boiler, base level unit with a roll edge worktop, space for a washing machine and tumble dryer underneath, storage cupboard

## North Backing Rear Garden

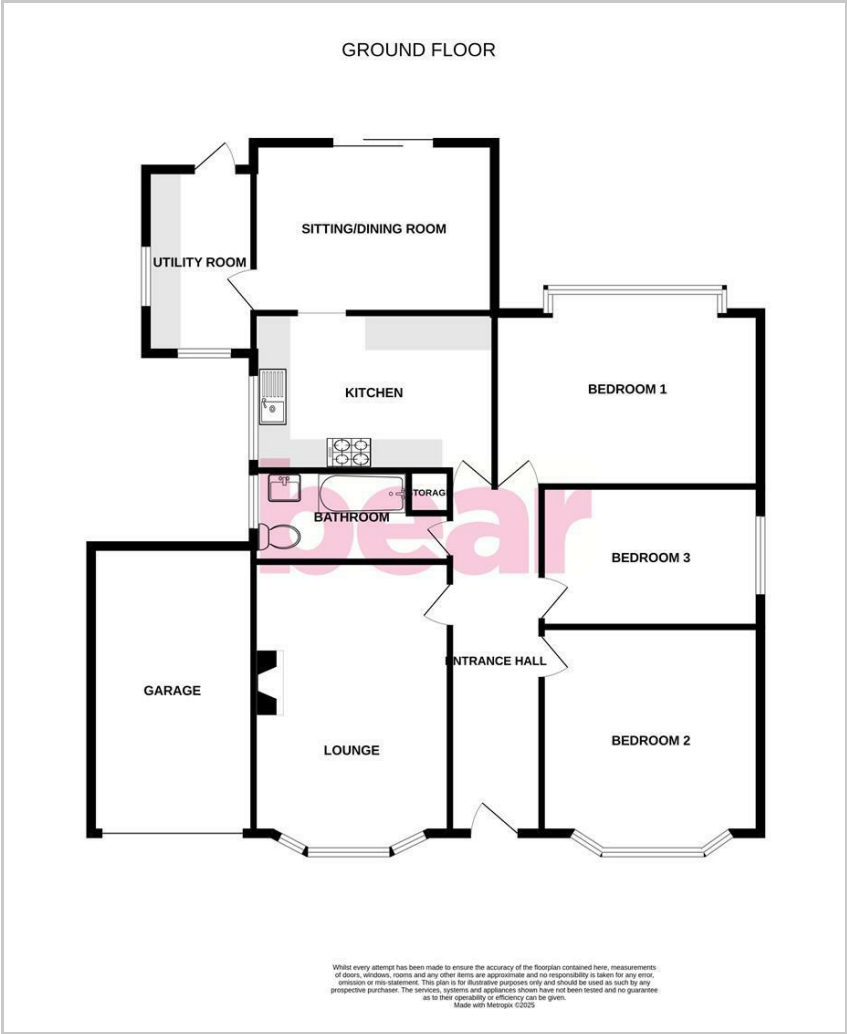
Commences a concrete patio area with the remainder laid to lawn, slabs leading to a central tiled outdoor seating area, side access back to the front driveway, side access to the garage, outside lighting, outside tap.

## Agents Notes:

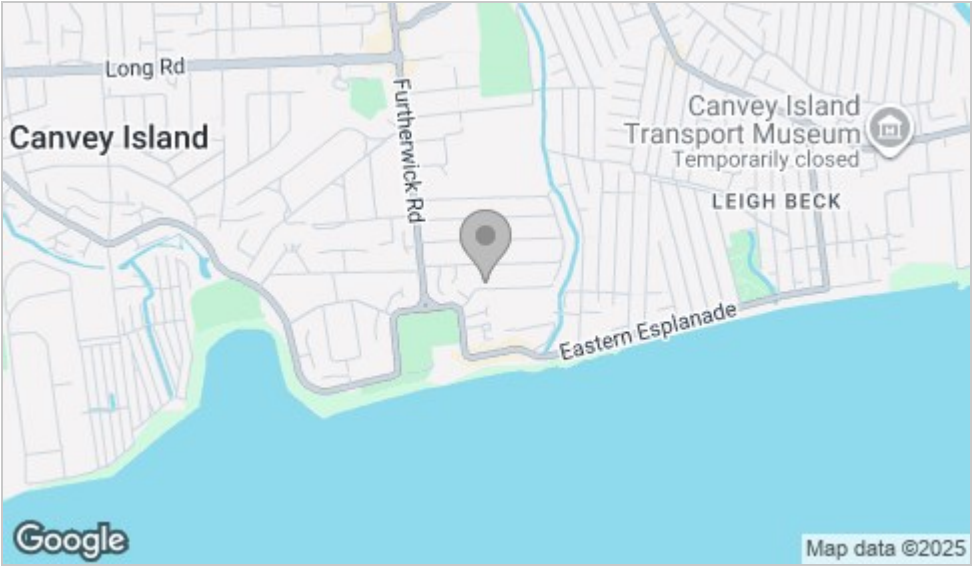
Council tax band: C



# 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

