



* £375,000 - £400,000 * Positioned on Waarden Road in the charming locale of Canvey Island, this delightful detached family home presents an excellent opportunity for those seeking comfort and convenience. Boasting three generously sized bedrooms, this property is ideal for families or those looking for extra space. The home features a well-appointed driveway, providing parking for two vehicles, along with access to a garage, ensuring ample storage and ease of access. Inside, you will find a stylish three-piece bathroom that adds a touch of elegance, complemented by an additional downstairs WC for added convenience. One of the standout features of this property is the separate utility room, which offers direct access to the north-facing rear garden. This outdoor space is perfect for enjoying sunny days or hosting gatherings with family and friends. Moreover, the property is conveniently located near Canvey High Street, where you can find a variety of shops, cafes, and amenities, making daily errands a breeze. This home combines practicality with a welcoming atmosphere, making it a perfect choice for those looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home.

- Detached family home
- Driveway creating parking for two vehicles, as well as access to the garage
- Three well-sized bedrooms
- Stylish three-piece bathroom and an additional downstairs WC
- Large lounge with an opening to the dining room
- Brick built outbuilding with power and light
- Separate utility room with direct access to the North backing rear garden
- Canvey High Street close by
- Canvey Island Infant School and Nursery and Canvey Junior School catchment

Waarden Road

Canvey Island

£375,000

Price Guide



Waarden Road



Frontage

Paved driveway creating parking for two large vehicles, access to the garage, side access to the rear garden, outside lights, steps up to:

Front Porch

7'4" x 2'9"

Inset spotlights, obscured UPVC double-glazed windows to the front and sides, small base-level units, storage unit, carpet, door to:

Entrance Hallway

13'1" x 3'3"

Inset spotlights, entrance door to the front, carpeted stairs leading to the first floor landing with understairs storage, radiator, carpet, access to:

Downstairs WC

5'10" x 3'3"

Inset spotlights, obscured UPVC double-glazed window to the front, low-level WC, vanity unit, wash basin, radiator, fully tiled walls, wood effect vinyl flooring.

Lounge

15'8" x 14'1"

Smooth ceiling with a pendant light, feature fireplace with a wooden surround and a tiled hearth, radiator, carpet, opening to:

Dining Room

16'4" x 8'10"

Pendant light, double-glazed UPVC windows to the rear overlooking the garden, radiator, carpet.

Kitchen

14'9" x 6'6"

Smooth ceiling with inset spotlights and feature pendant light, double-glazed UPVC window and door to the rear leading out to the garden. Modern cream handleless kitchen comprising of; wall and base level units with a roll edge laminate worktop, range cooker with a five-ring gas hob and an extractor fan over, pan drawers, sink and drainer with a chrome mixer tap, space for a fridge freezer, radiator, wood effect laminate flooring.

Utility Room

9'10" x 8'6"

Smooth ceiling with a pendant light, double-glazed UPVC window and door to the side, leading out to the side access, wall and base level unit with a roll edge laminate worktop with plastic marble tile splashbacks, stainless steel sink and drainer, space for a dishwasher, washing machine, tumble dryer and fridge freezer, radiator, wood effect vinyl flooring.

First Floor Landing

Smooth ceiling with inset spotlights, double-glazed UVC window to the side, loft access, airing cupboard, radiator, carpet, door to:

Bedroom One

13'5" x 8'10"

Feature pendant light, UPVC double-glazed windows to the front, walk-in wardrobe, radiator, carpet.

Bedroom Two

10'9" x 8'6"

Feature pendant light, ceiling rose, UPVC double-glazed window to the rear overlooking the garden, radiator, grey wood effect laminate flooring.

Bedroom Three

11'1" x 6'10"

Feature pendant light, UPVC double-glazed window to the rear overlooking the garden, radiator, wood effect laminate flooring.

Bathroom

6'6" x 5'6"

Inset spotlights, obscured UPVC double-glazed window to the side, extractor fan, combined vanity unit wash basin and low-level WC, shower cubicle with an electric power shower over, part plastic marble-effect tiles, grey wood-effect laminate flooring.

North Backing Rear Garden

29'6" x 17'0"

Commences a paved patio area with outside seating, remainder laid to lawn, outside light, outside tap, side access to the front driveway.

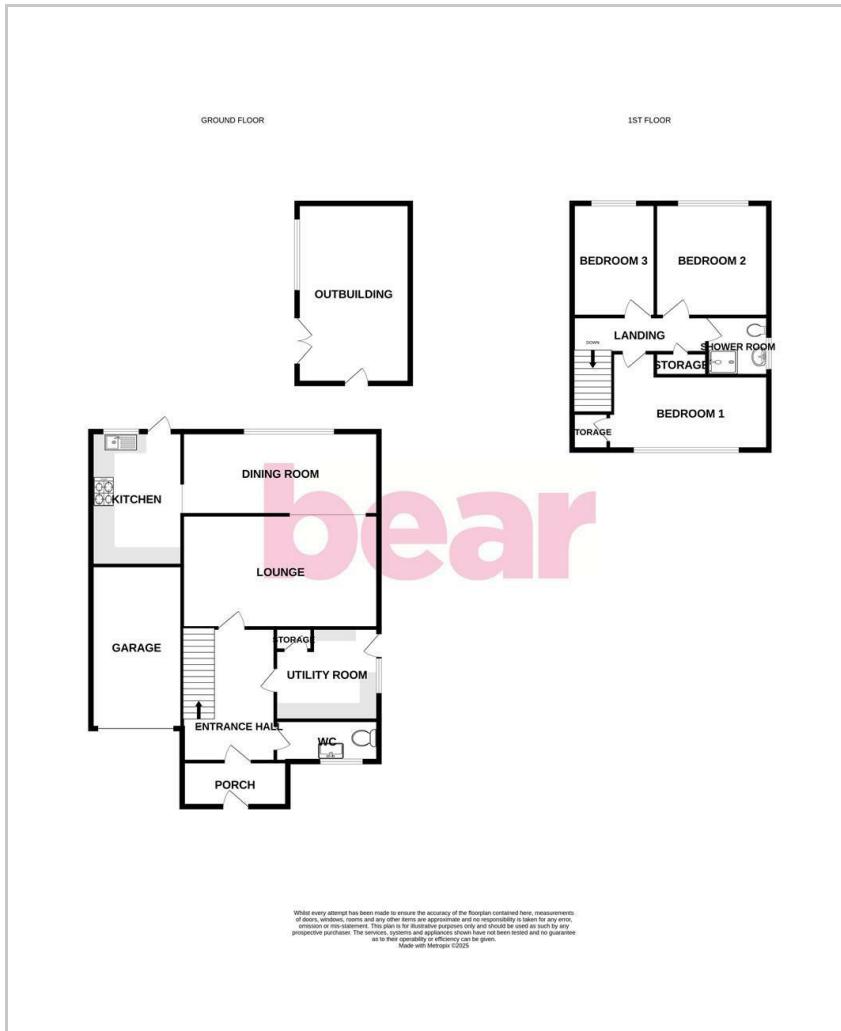
Brick Built Outbuilding

17'8" x 10'2"

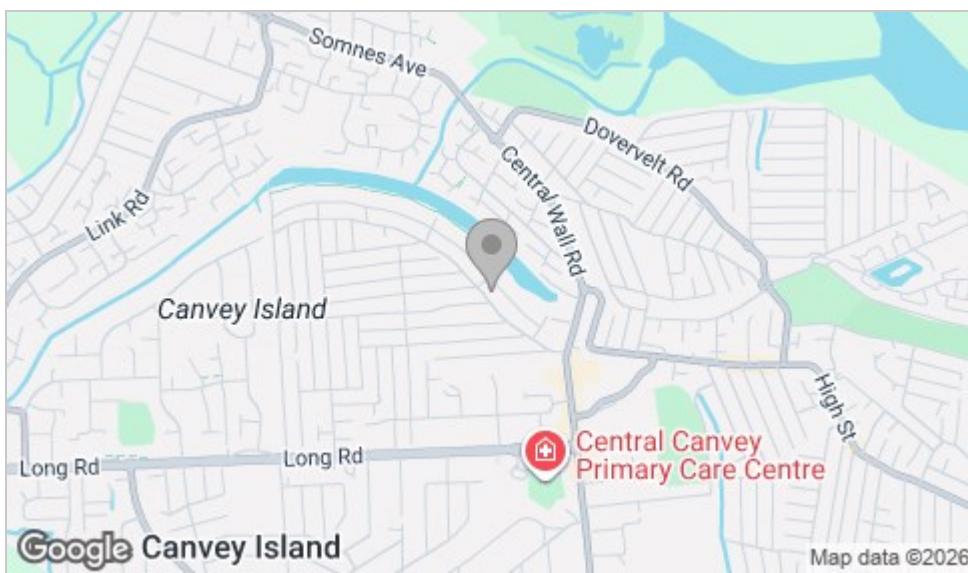
UPVC double-glazed windows to the side, pendant light, insulated, power, light, double-glazed French doors to the side leading out to the garden, patio door to the rear.



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	