



* £300,000 - £350,000 * Located on Labworth Road in the coastal area of Canvey Island, this spacious detached bungalow offers a delightful blend of comfort and modern living. With a well-designed layout, the property features a welcoming reception room that provides an ideal space for relaxation and entertaining guests. The bungalow boasts two generously sized bedrooms, perfect for accommodating family or guests, ensuring everyone has their own comfortable retreat. The bathroom is tastefully appointed, reflecting the modern aesthetic that runs throughout the home. One of the standout features of this property is the driveway, which provides ample parking for two large vehicles, a rare convenience in many homes. This added benefit makes it easy for you and your visitors to come and go with ease. Located just a stone's throw from Canvey High Street, residents will enjoy easy access to a variety of shops, cafes, and local amenities, making daily errands a breeze. The vibrant community and picturesque surroundings of Canvey Island further enhance the appeal of this lovely bungalow. In summary, this modern detached bungalow on Labworth Road is an excellent opportunity for those seeking a comfortable and convenient lifestyle in a desirable location.

- Spacious detached bungalow
- Two well-sized bedrooms
- Fully fitted kitchen with appliances
- Generous rear garden
- Canvey High Street close by
- Driveway creating parking for two large vehicles
- Stylish three-piece bathroom
- Modern throughout
- Walking distance to local amenities and seafront
- Within distance of major transport links

Labworth Road

Canvey Island

£300,000

Price Guide



Labworth Road



Frontage

Off-street parking available to the front of the property.

Porch

Provides access to the lounge and Bedroom Two.

Lounge

13'1" x 13'1"

A bright and inviting living space featuring a large front-facing window that floods the room with natural light. Additional highlights include a smooth plastered ceiling with inset spotlights, contemporary wood-effect flooring, and a stylish vertical radiator. The room flows seamlessly into the spacious open-plan kitchen/dining area, creating an ideal setting for both everyday living and entertaining.

Kitchen

14'7" x 8'7"

A modern and well-designed kitchen/dining area boasting a sleek flat plastered ceiling with inset spotlights. It offers an impressive range of two-tone navy and white units paired with marble-effect worktops and tiled splashbacks. Integrated appliances include a built-in oven, microwave, and gas hob with extractor. There is plenty of room for a dining table, with the wood-effect flooring from the lounge continuing through. A rear window and door open onto the garden, enhancing the bright, airy atmosphere.

Bedroom One

15'7" x 7'1"

Features a double-glazed window to the front.

Bedroom Two

8'5" x 8'5"

Includes a double-glazed window overlooking the rear.

Bathroom

A stylish, well-appointed bathroom fitted with a panel-enclosed bath with shower over and glazed screen, a vanity wash basin with storage, and a low-level WC. Finished with tiled splashbacks, wood-effect flooring, and a chrome heated towel rail. An obscure side window provides natural light while ensuring privacy.

South Facing Rear Garden

Mainly laid to lawn, offering a pleasant outdoor space ideal for relaxation or play. Enclosed by fencing for privacy, with gated access leading to the front.

Agents Notes:

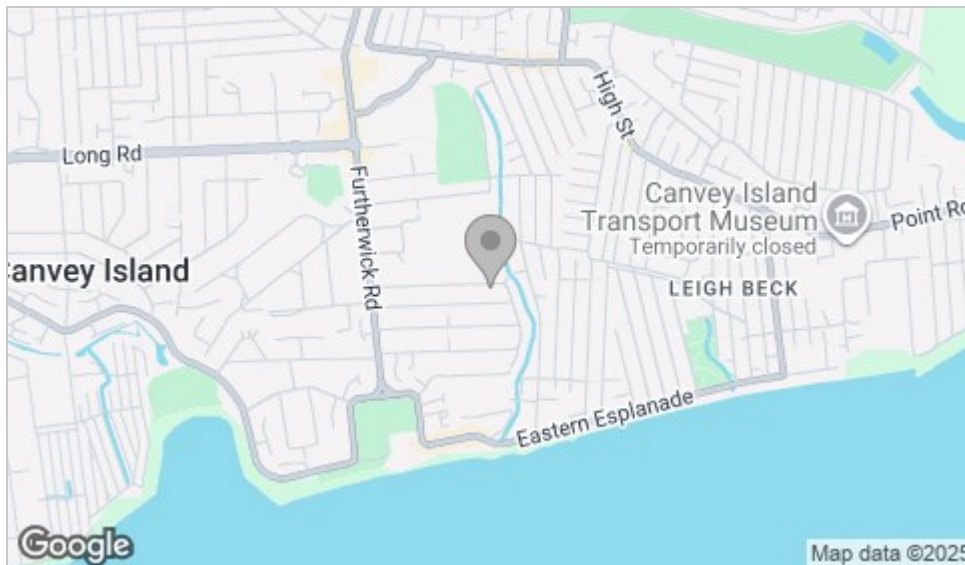
Council tax band: B



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

