



* £350,000- £375,000 * Sitting in the charming area of Amid Road on Canvey Island, this semi-detached family home offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for family gatherings and entertaining guests. The three generously sized double bedrooms ensure that everyone has their own private retreat, while the two well-appointed bathrooms add to the home's practicality. The fitted kitchen, which is open plan to a delightful brick-based conservatory, creates a warm and inviting atmosphere, ideal for enjoying meals with family or simply relaxing with a good book. The conservatory also allows for an abundance of natural light, enhancing the overall appeal of the living space. Step outside to discover a lovely rear garden, perfect for outdoor activities or simply unwinding in the fresh air. The garden also features a convenient storage shed, providing additional space for gardening tools or outdoor equipment. For those with vehicles, the property boasts a detached 1.5 garage and a driveway, ensuring that parking is never a concern. Furthermore, the location is within walking distance to local amenities, making daily errands and leisure activities easily accessible. This semi-detached house is an excellent opportunity for families seeking a comfortable and well-located home on Canvey Island. With its spacious interiors and delightful outdoor space, it is sure to impress.

- Semi-detached family home with detached 1.5 garage and driveway
- Fitted kitchen open plan to a brick based conservatory
- Bedroom one with walk-in wardrobe and en-suite bathroom
- Generously sized lounge
- Motivated seller that's found a property with no onwards chain
- Three double bedrooms
- Delightful rear garden with storage shed
- Additional downstairs shower room
- Welcoming reception hallway
- Potential to extend over the garage S.T.P

Amid Road

Canvey Island

£350,000

Price Guide



Amid Road



Frontage

Driveway creating parking for two vehicles, side access to the rear garden, access to the detached garage, access to:

Entrance Hallway

18'1" downstairs x 5'10"

UPVC entrance door to the side with an obscured floor to ceiling double-glazed window, smooth inset ceiling with spotlights, carpeted stairs to the first floor with pull out understairs storage and a glass balustrade, inset coconut rug in front of the entrance door, laminate flooring, radiator, double doors through to:

Lounge

18'10" x 11'5"

Smooth coved ceiling, double glazed window to the front, chimney breast feature with an open fireplace, radiator, carpet.

Downstairs Shower Room

9'11" x 5'6"

Smooth ceiling with inset spotlights, double walk-in shower with a drencher head and a shower hose, low-level WC, wall hung vanity unit wash basin, extractor fan, obscured double glazed window to the rear, part tiled walls, tiled flooring, vertical radiator, cupboard housing a wall mounted baxi boiler.

Kitchen

12'10" x 9'7"

Fully fitted kitchen comprising of; wall and base level units with a roll edge laminate worktop, space for a cooker with a four ring gas hob and an extractor fan above, 1.5 sink and drainer with a mixer tap, space for a dishwasher, space for a washing machine, opening views into the conservatory, shelving, plate racks, space for an American style fridge freezer, tiled flooring, opening to:

Brick-Based Conservatory

10'7" x 9'5"

Double glazed windows to the sides and rear overlooking the garden, double glazed French doors to the side leading out to the garden, laminate flooring with underfloor heating.

First Floor Landing

Inset ceiling with spotlights and loft hatch, carpet, loft access (half boarded and insulated with light), doors to all rooms.

Bedroom One

13'0" x 10'1"

Coved ceiling, pendant light, double glazed windows to the rear overlooking the garden, storage cupboard, carpet, radiator, access to

Walk-in Wardrobe

5'10" x 5'8"

Built-in shelving and hanging rails, carpet.

En-Suite Bathroom

9'8" x 5'5"

Smooth ceiling with inset spotlights and an extractor fan, obscured double glazed window to the side, p-shaped bath with a drencher head and a shower hose, low-level WC, bespoke floor to ceiling vanity unit wash basin with ample storage cupboard and additional spotlights, wall hung chrome heated towel rail, part tiled walls, patterned tiled flooring.

Bedroom Two

11'7" x 10'4"

Double glazed windows to the front, radiator, laminate flooring.

Bedroom Three

11'7" x 8'1"

Coved ceiling, double glazed window to the front, radiator, lino flooring.

Rear Garden

Commences with a path leading to a pai area, side access to the drive, access to the detached garage, remainder if the garden artificial lawned, large garden shed, outside lighting, outside tap.

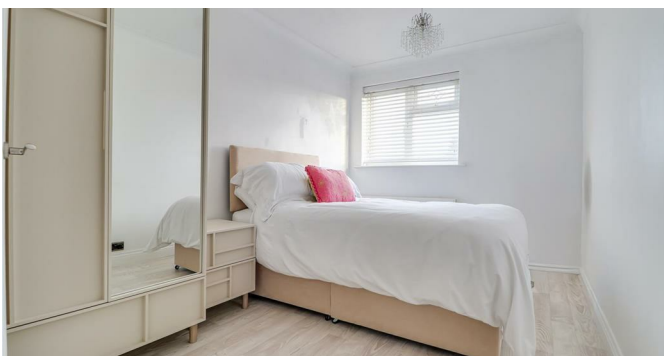
1.5 Detached Garage

18'11" x 11'3"

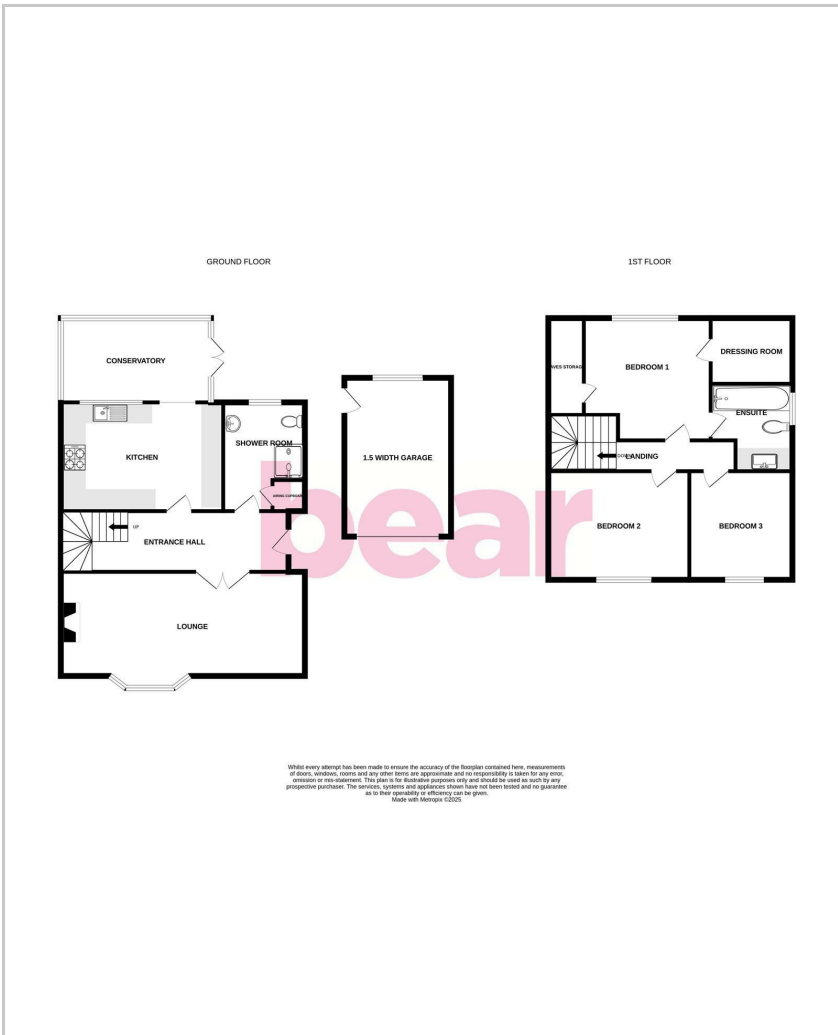
Up and over door to the front, power, light, concrete flooring, double glazed window to the rear overlooking the garden, UPVC double glazed door to the side leading out to the garden.

Agents Notes

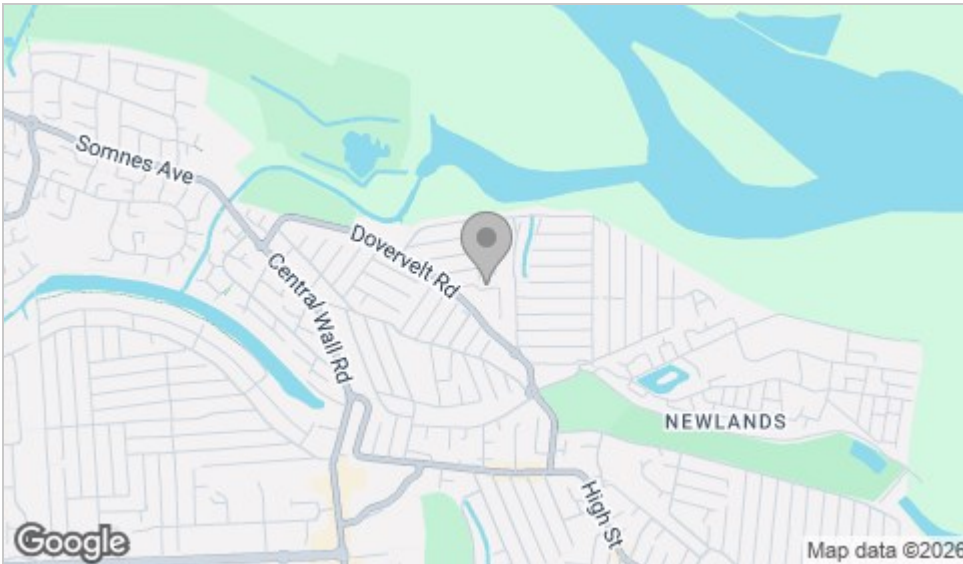
Council tax band: C



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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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

