



\* £290,000 - £300,000 \* SOUTH BACKING REAR GARDEN \* TWO DOUBLE BEDROOMS \* IMPRESSIVE OPEN PLAN LIVING AREA \* A beautiful semi detached character bungalow that boast a stunning kitchen come lounge diner, a separate utility room and a contemporary three piece bathroom suite. The exterior of the property has the advantages of a driveway for several vehicles and a low maintenance rear garden that soaks up the sun in the summer months. The bungalow is in an idyllic location within short walking distance to Canvey High Street, playing fields and the Sea Wall. There is also major bus routes close by and convenient access on and off the Island.

- Semi detached character bungalow
- South backing rear garden
- Separate utility room
- Rear garden summer house
- Sea wall and playing fields close by
- Driveway for several vehicles
- Stunning open plan kitchen lounge diner
- Contemporary bathroom suite
- Short walk to Canvey High Street
- Doorstep to major bus routes

## Central Wall Cottages

Canvey Island

**£290,000**

Guide Price



# Central Wall Cottages



## Frontage

Paved driveway for at least three vehicles, side access to the rear garden, access to:

## 'L' Shaped Hallway

Smooth ceiling with a pendant light, loft access, new solid wood front door to the side, radiator, and vinyl flooring, door to:

## Bedroom One

13'5" x 8'11"

Smooth ceiling with a pendant light, double glazed windows to the side, radiator, and carpet.

## Bedroom Two

12'4" x 11'0"

Smooth ceiling with a pendant light, double glazed windows to the front overlooking the driveway, radiator, and carpet.

## Bathroom

7'6" x 4'5"

Smooth ceiling with inset spotlights and an extractor fan, obscured double glazed window to the rear, paneled bath with a shower over, vanity unit wash basin, low level w/c, heated towel rail, part tiled walls with a tiled floor.

## Kitchen/Lounge

23'11" x 12'0"

Lounge Dining Area - Smooth ceiling with inset spotlights and speakers, double glazed windows to the front overlooking the driveway, feature fireplace, two vertical radiators, vinyl flooring, all open to:

Kitchen Area- Matt handleless kitchen comprising; floor to ceiling and base level units,

quartz worktop with an inset ceramic sink with draining grooves, integrated four ring gas hob with an extractor fan above and quartz splashbacks, pan draws, integrated oven and microwave, integrated dishwasher, double glazed windows to the rear overlooking the garden, vinyl flooring, floor to ceiling cupboard with a wall mounted Glowworm combination boiler, floor to ceiling cupboard housing the utility meters, integrated fridge freezer, door to:

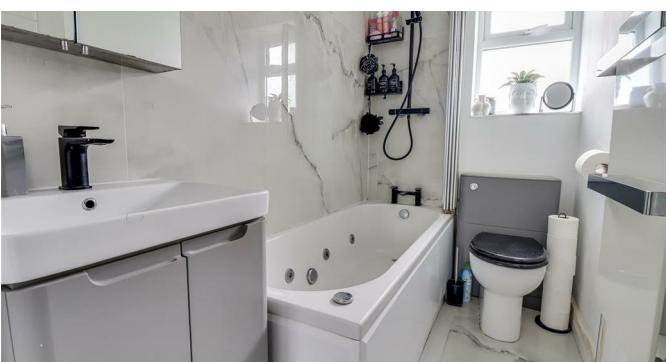
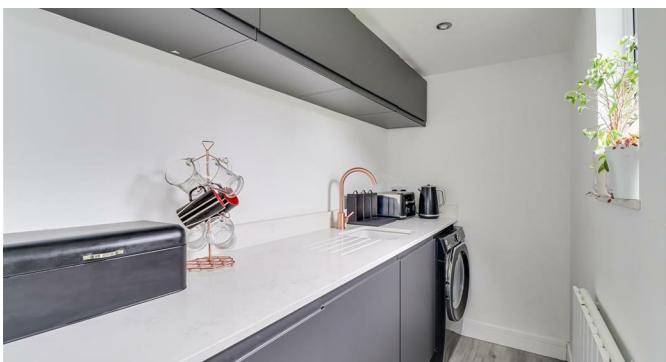
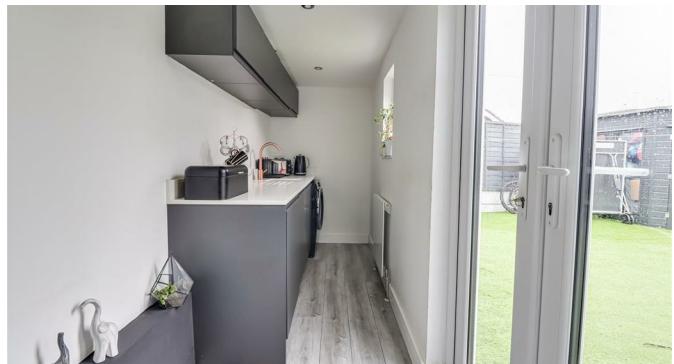
## Utility Room

12'8" x 4'3"

Smooth ceiling with inset spotlights, double glazed window to the side overlooking the garden, wall and base level matte handleless kitchen units with space for a washing machine, pull-out bin storage unit, quartz worktops with an inset ceramic sink and draining grooves, radiator, vinyl flooring, double glazed french doors to the side leading out to the rear garden.

## South Facing Rear Garden

Mainly artificial lawned with outside powerpoints, outside lighting, outside tap, access to the front driveway, and access to a large summerhouse.



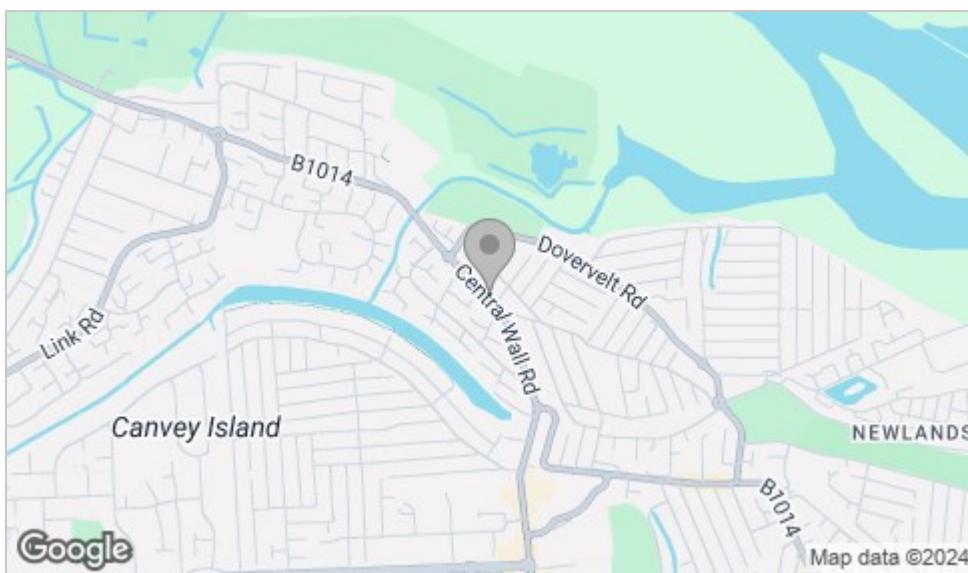
## Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for general guidance only and should not be relied upon as an accurate representation of the property. The services, systems and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given.  
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## Area Map



## Viewing

Please contact our Canvey Island Office on 01268 988 688 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	