* £350,000- £400,000 * NO ONWARD CHAIN * HOME BY THE SEA AND HIGH STREET * 3 YEAR OLD BUILD STILL UNDER WARRANTY * SOUTH BACKING REAR GARDEN * A superb modern family home boasting exceptional open plan living space and having the advantages of a contemporary fully fitted kitchen, a stylish bathroom suite and a downstairs WC. There is also ample dining space, great loft storage and a South backing rear garden that soaks up the sun in the warmer months. Located in a popular residential road, this house is short walking distance to the Seafront amenities, Canvey High Street and local playing fields.

- Newly built three bedroom semi detached house
- Downstairs WC
- South facing rear garden
- Impressive fully fitted kitchen diner
- Very economical and still under new build warranty
- Impressive open plan living space
- Driveway for two to three vehicles
- Modern contemporary finish throughout
- Good storage areas
- Walking distance to Canvey High Street, the beach front and local playing fields

Grafton Road

Canvey Island

£350,000
Price Guide

🛏 3   🛁 2   🛋 2   ☰

Grafton Road

Frontage
Driveway for two to three vehicles, side access to the rear garden, access to:

Hallway
12'4" x 6'0"
Composite entrance door to the front, smooth ceiling with two pendant lights, center carpeted stairs to the first floor with understairs storage, radiator, laminate flooring, door to:

Lounge
15'3" x 10'8"
Double glazed bay windows to the front, smooth ceiling with a pendant light, radiator, laminate flooring, opening to:

Kitchen Diner
17'2" > 9'6" x 13'3"
Smooth ceiling with a pendant light and inset spotlights, double glazed French doors to the rear with adjacent double glazed windows overlooking the garden, another double glazed window overlooking the garden, modern white gloss kitchen which comprises of; wall and base level units with a quartz effect worktop, space for a washing machine, integral oven, four ring Bosch induction hob with an extractor fan above, 1.5 stainless steel sink and drainer, breakfast bar area, cupboard housing a wall mounted Ideal combination boiler, integrated fridge, integrated freezer, radiator, laminate flooring, storage cupboard.

Downstairs W/C
5'11" x 4'3" > 3'2"
Smooth ceiling with inset spotlights, extractor fan, low-level WC, wall-hung wash basin, and laminate flooring.

First Floor Landing
8'3" x 6'1"
Smooth ceiling with a pendant light and a loft hatch, obscured double glazed window to the side, doors to all rooms, carpet.

Bedroom One
14'4" into the bay x 10'7"
Double glazed bay windows to the front, smooth ceiling with a pendant light, radiator, carpet.

Bedroom Two
12'2" x 10'7"
Smooth ceiling with a pendant light, double glazed windows to the rear overlooking the garden, radiator, carpet.

Bedroom Three
8'9" x 6'3"
Smooth ceiling with a pendant light, double glazed windows to the rear overlooking the garden, radiator, carpet.
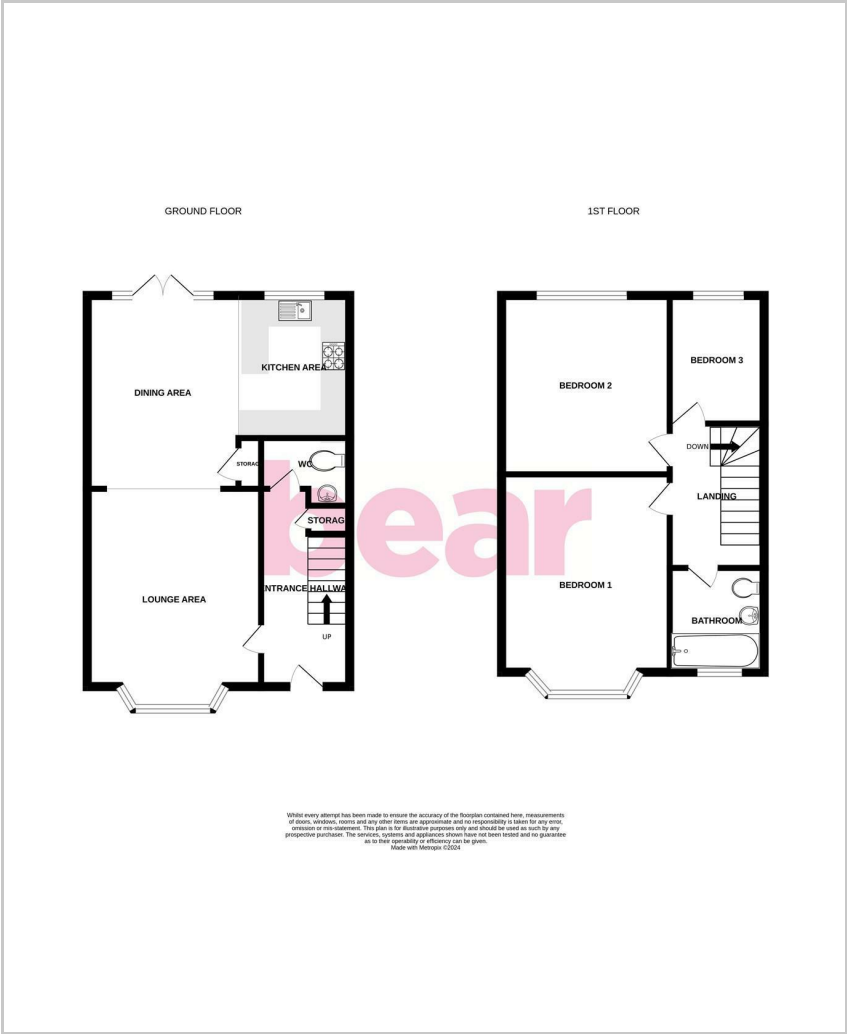
Family Bathroom
6'4" x 6'2"
Smooth ceiling, extractor fan, obscured double glazed windows to the front, paneled bath with a shower, vanity unit wash basin, low-level w/c, fully tiled walls, tiled floor, wall-hung chrome heated towel rail.
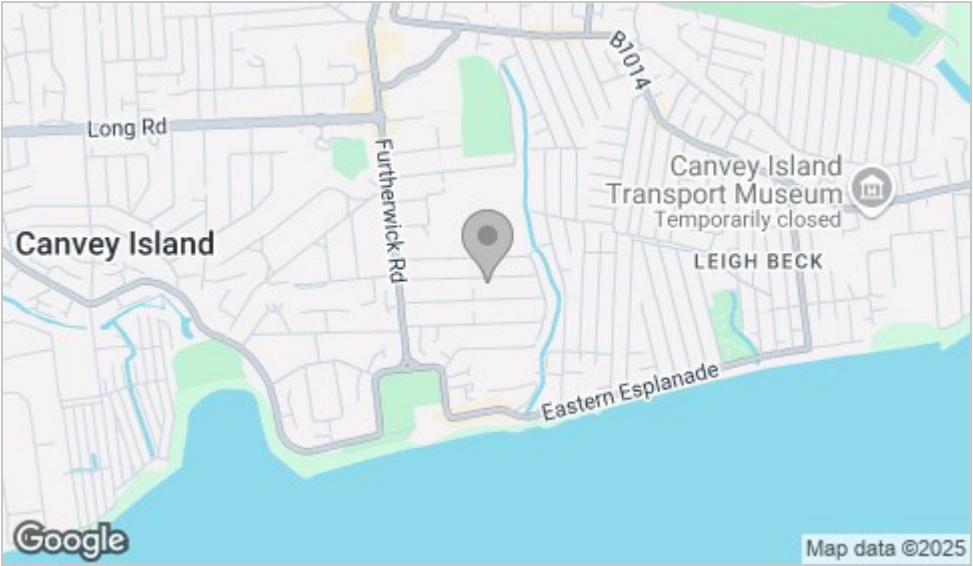
South Facing Rear Garden
Commences with a concrete path with the remainder mainly laid to lawn with a concrete base to the rear, side access to the front driveway, outside tap, outside lighting.

Floor Plan

GROUND FLOOR

DINING AREA

KITCHEN AREA

STORAG

WC

STORAG

LOUNGE AREA

ENTRANCE HALLWAY

UP

1ST FLOOR

BEDROOM 2

BEDROOM 3

DOWN

LANDING

BEDROOM 1

BATHROOM

bear

Area Map

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 CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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.

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