



\* £325,000 - £335,000 \* No Onward Chain \* Situated in the quiet village of Canewdon, this terraced home offers generous living space, a large rear garden and off-street parking to the rear. With excellent school catchments and convenient local amenities nearby, this property presents a fantastic opportunity for buyers looking to personalise a home in a peaceful setting.

- Terraced House with No Onward Chain
- Spacious Lounge/Diner
- Two Double Bedrooms
- Large Rear Garden
- Off-Street Parking to the Rear
- Quiet Village Location
- Built-in Understair Storage
- Three Piece Shower Room
- Summerhouse
- Excellent School Catchments

## Rowan Way

Canewdon

**£325,000**

Guide Price





# Rowan Way



The accommodation begins with an entrance hall leading into a spacious lounge/diner which benefits from built-in under stair storage and direct access to the large rear garden. The fitted kitchen sits to the rear of the property and provides access outside. Upstairs, the landing leads to two well-proportioned double bedrooms and a three piece shower room. Externally, the generous rear garden features a summerhouse and access to off-street parking at the rear. Further benefits include double glazing and gas central heating, making this an ideal project for those looking to add their own style and value.

Rowan Way is located within the desirable village of Canewdon, known for its peaceful surroundings and community feel. The property falls within catchment of Canewdon Endowed Church of England Primary School, Stambridge Primary Academy, Waterman Primary Academy and The Sweyne Park School. Local amenities and bus links are conveniently close, offering access to surrounding towns while enjoying village living.

## Two Bedroom Terraced House

### Entrance Hall

11'0 x 7'0

### Lounge/Diner

14'10 x 14'1

### Kitchen

12'1 x 7'0

### Landing

### Bedroom One

13'7 x 13'2

### Bedroom Two

11'4 x 9'3

### Shower Room

8'4 x 5'0

### Garden

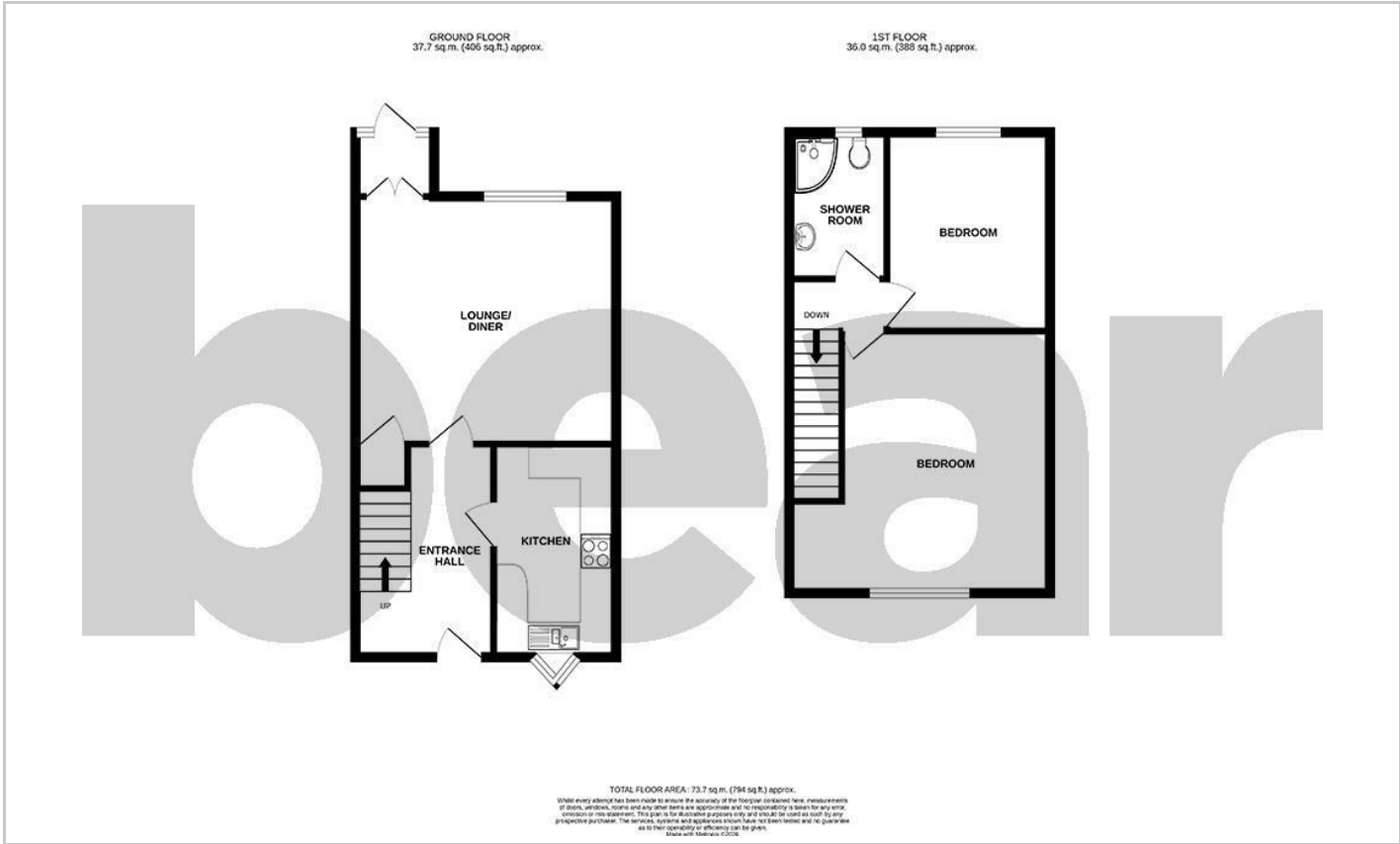
### Summerhouse

13'1 x 7'10

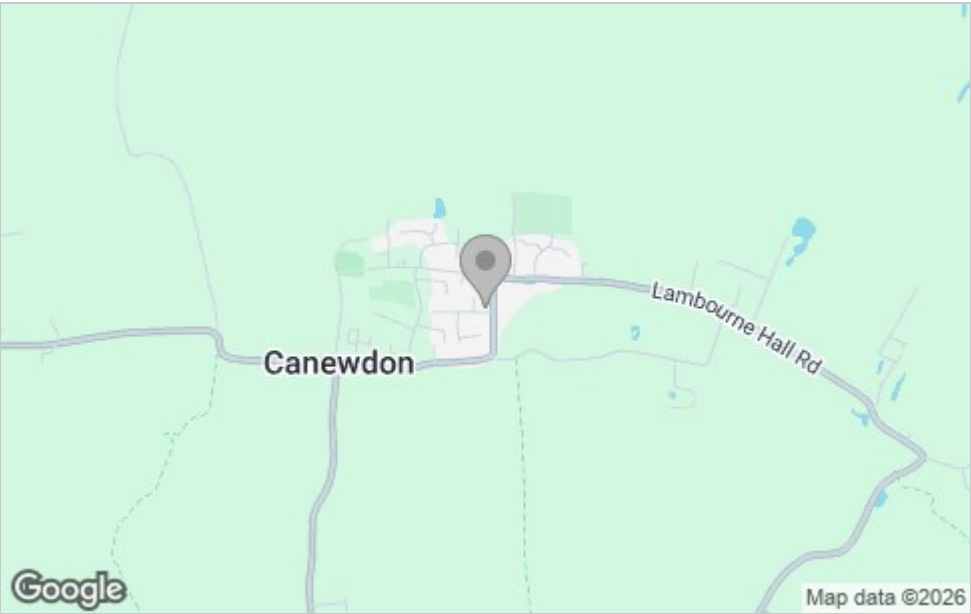




Floor Plan



Area Map



Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.

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