



## Whernside Avenue, Canvey Island

CALLING ALL FAMILIES: Castle Estate Agents are pleased to offer FOR SALE this rarely on the market 4 bedroom semi-detached house set in this popular position in this quiet location within easy walking distance to local playing fields and Estuary, this property has many benefits including a Garage.

- 4 Bedrooms
- 21ft Garage
- Off street parking x 3 cars
- Gas central heating
- Walk to playing fields
- Semi-detached
- Kitchen/Diner
- Double glazed
- L Shaped lounge
- Downstairs WC

**£264,995 Freehold**

## Front aspect

Hard standing off street parking x 3 cars, gated side aspect, outside light, door to garage, hardwood door with frosted leaded window inset and side panel window to:



## Inner hallway

Doors to all rooms, storage cupboard, radiator, stairs to first floor.

## Lounge 17'10" by 15'6" (5m 44cm x 4m 72cm) max L Shaped

Double glazed window to the front aspect and French doors to the rear aspect, coving, radiator x 2, door to kitchen, power points, tv point, wall mounted lights, sand stone feature fire place.



## Kitchen area 9'8" by 8'5" (2m 95cm x 2m 57cm)

Eye level and base level units with 2 x glass display and wine rack inset, boxed edge work surfaces, laminated wood flooring, space for electric cooker, over stainless steel extractor fan, power points, radiator, space for fridge and freezer, coving, down lighters, double Butler sink with mixer taps, open to Diner.



## Dining area 14'0" by 8'2" (4m 27cm x 2m 49cm)

Double glazed windows and door to the rear aspect, laminated wood flooring, coving, down lighters, radiator in cover.



## Downstairs wc

2 piece suite comprising of a low level toilet, hand wash basin, tiled flooring, Double glazed frosted window to the side aspect.

## First floor landing

Doors to all rooms, loft access, Double glazed window to the front aspect.



## Bedroom 1 14'0" by 8'0" (4m 27cm x 2m 44cm)

Double glazed window and door with Juliet balcony to the rear aspect, coving, radiator, power points.

*Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.*

### **Bedroom 2** 11'2" by 9'9" (3m 40cm x 2m 97cm)

Double glazed window to the rear aspect, radiator, laminated wood flooring, power points, coving.

### **Bedroom 3** 11'0" by 10'0" (3m 35cm x 3m 5cm)

Double glazed window to the side aspect, radiator, power points, coving.

### **Bedroom 4** 9'7" by 6'6" (2m 92cm x 1m 98cm)

Double glazed window to the front aspect, storage cupboard, power points, tv point, coving, radiator.

### **Bathroom**

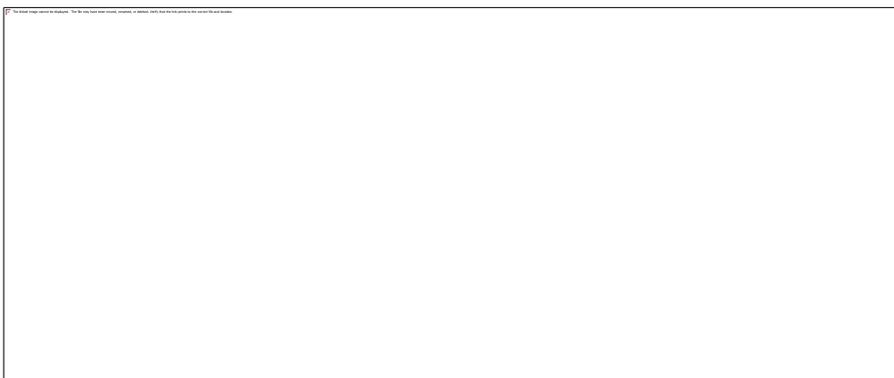
3 Piece White suite comprising of a low level flush toilet, hand wash basin, panel enclosed bath with mixer taps and over wall mounted electric shower, Double glazed frosted window to the front aspect, coving, fully tiled, radiator.

### **Rear gaden**

Approx 25ft, shrub borders, paved patio area, gated side access, outside tap, raised children's area, Double glazed window and door to the garage.

### **Garage** 21'2" by 9'4" (6m 45cm x 2m 84cm)

Power and lighting, electric roller door, eye level and base level units, wall mounted boiler, space for washing machine and freezer.



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