

stuart
thomas



- SPACIOUS FAMILY HOME
- FOUR DOUBLE BEDROOMS
- EN SUITE SHOWER ROOM
- LARGE LOUNGE WITH FIREPLACE

251 Long Road, Canvey Island, Essex, SS8 0JG

Guide Price £380,000

AVAILABLE TO VIEW ON SATURDAY 30TH JANUARY. IN NEED OF SOME UPDATING is this GOOD SIZE FAMILY HOME with a SOUTH FACING REAR GARDEN. The accommodation includes a spacious Lounge, fitted kitchen, dining room utility room and cloakroom, upstairs are the 4 DOUBLE BEDROOMS EN SUITE to the master and FAMILY BATHROOM. Parking to the rear



Property Description

ENTRANCE HALL

Entrance door with glazed insets leads to the entrance hall. Radiator. Covings. Stairs to the first floor with an understairs cupboard.

CLOAKROOM

Low level wc and a vanity wash hand basin with a mixer tap and cupboard under. Lead light obscure double glazed window to the side.

LOUNGE

23' 1" x 11' 10" (7.04m x 3.61m) A good size room with a feature red brick fireplace and gas log effect burner. Two double radiators. Covings. Double glazed sliding patio doors lead to the rear garden. 3 wall light points.

DINING ROOM

12' 10" x 9' 8" (3.91m x 2.95m) Double glazed lead light window to the side. Covings. Serving hatch to the kitchen.

KITCHEN

12' 10" x 9' 8" (3.91m x 2.95m) Fitted with units at eye and base level with work surfaces over. 4 ring gas hob with a canopy over housing an extractor fan and a built under oven. One and a half bowl single drainer stainless steel sink unit with a mixer tap over. Space for domestic appliances. Double radiator. Half glazed door to the side. Covings. Double glazed lead light bay window to the front.

UTILITY ROOM

9' 8" x 5' 9" (2.95m x 1.75m) Single drainer stainless steel sink unit. Space and plumbing for a washing machine and tumble dryer. Double glazed lead light window to the front. Wall mounted gas fired central heating boiler. Radiator.





LANDING

Access to the loft. Coving. Double glazed lead light window to the side. Airing cupboard.

BEDROOM ONE

14' 1" x 11' 10" (4.29m x 3.61m) Double glazed lead light window to the rear. Radiator, fitted wardrobes and dressing table unit.

EN SUITE

Low level wc pedestal wash hand basin and shower cubicle. Obscure lead light double glazed window to the side. Radiator

BEDROOM TWO

12' 11" x 9' 8" (3.94m x 2.95m) Lead light double glazed window to the front. Fitted wardrobes and chest of drawers. Radiator. Coving.

BEDROOM THREE

12' 9" x 9' 5" (3.89m x 2.87m) Lead light double glazed window to the front. Radiator. Coving.

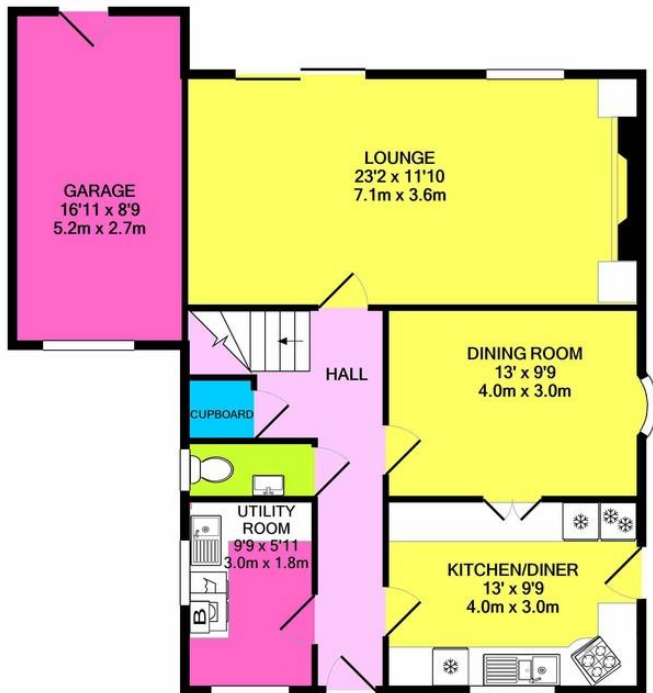
BEDROOM FOUR

11' 9" x 8' 9" (3.58m x 2.67m) Lead light double glazed window to the rear. Radiator. Wood effect flooring.

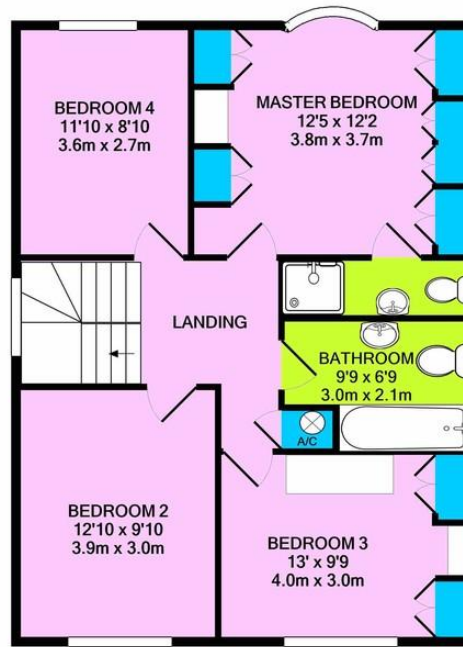
BATHROOM

With a 3 piece suite comprising a low level wc pedestal wash hand basin and panelled bath with a mixer tap and shower attachment. Obscure double glazed window to the side. Double radiator. Coving. Electric shaver socket.





GROUND FLOOR
APPROX. FLOOR
AREA 875 SQ.FT.
(81.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 727 SQ.FT.
(67.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1602 SQ.FT. (148.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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REAR GARDEN

This SOUTH FACING rear garden has a large timber storage shed. Side access to the front. Concrete pathways. Outside water supply. Decked area. Lawn.

STORAGE SHED

16' 9" x 8' 6" (5.11m x 2.59m) Originally the garage with a lead light window to the front. Lofts storage. Single door to the rear garden.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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