



# COUNTRYSIDE ESTATES

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**19 Larup Avenue, Canvey Island, Essex, SS8 8AJ**

**£315,000 Freehold**

Brand new home within a short walk of the town centre. 2 good size bedrooms and dressing room/study, Spacious Lounge/Diner with french doors to west backing garden. Luxury fitted kitchen with integrated appliances and quartz work surfaces. Luxury Bathroom with separate shower cubicle. Underfloor heating to ground floor, radiators to first floor. Carport and further off street parking.

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## Spacious Entrance Hall



Composite door with bevelled glass insets, leading to spacious entrance hall with Camero rich valley oak LVT flooring with underfloor heating, spindle staircase to the first floor with under stairs storage cupboard (with light) window to side. smoke detector, doors to:-

## Cloakroom/w.c.

Modern suite with cashmere coloured wall mounted vanity unit with cupboards under and inset white wash hand basin with mono tap and matching champagne splash back. Close coupled dual flush w.c. Obscure window to side, Camero rich valley oak LVT flooring with underfloor heating. Skimmed finish ceiling.

## Lounge/diner 14'4 red to 11'9 x 14'1 (4.37m red to 3.58m x 4.29m)



Double aspect L-shaped room with window to side and large french doors to rear, carpet, underfloor heating, skimmed finish ceiling.



## Kitchen 10' x 7'5 (3.05m x 2.26m)



Luxury fitted with a range of Dove Grey base and wall units, pan drawers one with large cutlery and utensils tray. quartz marbled work surfaces with matching quartz up-stands, inset induction hob with matching quartz splash back, under mounted stainless steel sink with mixer tap. Neff Integrated dishwasher, Neff integrated fridge/freezer, Neff built under stainless steel slide away oven/grill. Integrated washing machine. Camero rich valley oak LVT flooring. concealed consumer unit. Skimmed ceiling with inset lighting, window to front.

## Landing

Window to side, access to loft (which we have been advised is part boarded with light), power points, carpet, doors to:-

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**Bedroom One 13'10" inc to 16'2" x 10'7 (4.22m inc to 4.93m x 3.23m)**



Window to front, carpet, radiator, skimmed finish ceiling.

**Bedroom Two 12'6 x 10'4 red 7' (3.81m x 3.15m red 2.13m)**



Window to front, carpet, radiator, skimmed finish ceiling.



**Dressing Room/Study 10'5 x 8'4 red 5'3 (3.18m x 2.54m red 1.60m)**



L-shaped room with light well which provides as much light as a window if not more, carpet, radiator, skimmed finish ceiling with inset lighting.

**Luxury Bath/Shower Room 8'2 x 7'8 (2.49m x 2.34m)**



Spacious room, bath with grey panels to side and front, matching wall mounted vanity unit with drawers under and inset white wash hand basin with mono tap, mirrored fronted bathroom cabinet, half tiled wall concealing system for wc, dual

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flush control, matching grey shelf. fully tiled shower cubicle. Double doors to large storage/airing cupboard concealing gas central heating combination boiler, chrome heated towel rail/radiator. tiled floor, skimmed finish ceiling with inset lighting, obscure window to front.

## Garden 23' x 29' (7.01m x 8.84m)



West backing, Patio, remainder laid to lawn, fully fenced boundaries, external water tap, gated access to front.

## Front Garden

Block paved driveway providing off street parking and access to carport, lawn with flower bed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		





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