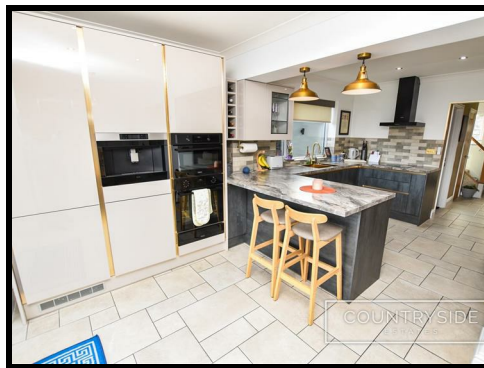


# COUNTRYSIDE

## ESTATES



### 95 Florence Road, Canvey Island, SS8 7EN

### Offers In The Region Of £450,000 Freehold

An absolutely stunning four bedroom semi - detached chalet with large useful loft room as well, this beautiful home has been professionally extended to create superb accommodation which includes a 22'2 x 21'6 max Lounge/Kitchen/Family room, master bedroom with dressing room, luxury En - Suite bath/shower room and separate shower room.

Externally the property enjoys a low maintenance landscaped garden, large detached garage with ample parking by way of a block paved driveway, located within just minutes walk of shops, this beautiful property would make an ideal family home.



## 95 Florence Road, Canvey Island, SS8 7EN

### Accommodation

Composite part glazed entrance door, opening through to:

### Entrance Hall



Upvc double glazed window to front aspect, tiled flooring, smooth plastered ceiling, decorative radiator, storage cupboard, solid oak and glass staircase leading to first floor accommodation.

### Open Plan Kitchen/Family Room 22'2 x 21'6 max (6.76m x 6.55m max)



Upvc double glazed window to side aspect and two sets of French doors opening out to the rear garden, tiled flooring, smooth plastered ceiling with spotlights inset, luxury modern fitted kitchen with tiled splashbacks and integrated appliances comprising double oven/grill, fridge/freezer, dishwasher, coffee machine, induction hob with extractor fan over, inset brushed brass one and half sinks with matching mixer tap. To the Lounge area a feature wall with place for inset TV and electric fireplace, radiator, TV and power points.





# 95 Florence Road, Canvey Island, SS8 7EN

## Landing



## Sitting Room/Bedroom Four 10 x 9'5 (3.05m x 2.87m)



Upvc double glazed window to front aspect, laminate wood flooring, smooth plastered ceiling, radiator, TV and power points.

## Ground Floor Cloakroom



Upvc double glazed obscure window to side aspect, tiled flooring, smooth plastered ceiling with inset spotlights, fully tiled walls, vanity unit with inset hand wash basin sink and chrome mixer tap, concealed cistern W.C, chrome heated towel rail.

Two Velux windows to front aspect, carpet, smooth plastered ceiling with spotlights inset, radiator and power points. Access to attic room via hatch with pull down ladder.

## Bedroom One 12'0 x 10'2 (3.66m x 3.10m)



Upvc double glazed window to front aspect, carpet, smooth plastered ceiling with spotlights inset, radiator, TV and power points. Hidden door leading to:





## 95 Florence Road, Canvey Island, SS8 7EN

### Dressing Room



Carpet, smooth plastered ceiling with spotlights inset, built-in wardrobes, storage cupboard housing boiler, power points. Door leading to:

### En-Suite 8'0 x 6'6 (2.44m x 1.98m)



Upvc double glazed window to rear aspect, tiled flooring, smooth plastered ceiling with spotlights inset, full tiled walls, modern white suite comprising freestanding bath with stand alone chrome mixer tap, shower cubicle with glass doors and rainfall shower head, wall mounted vanity unit with inset hand wash basin and chrome mixer tap, concealed cistern W.C, wall mounted chrome heated towel rail.



### Bedroom Two 10'6 x 7'3 (3.20m x 2.21m)



Upvc double glazed window to rear aspect, laminate wood flooring, coved smooth plastered ceiling with spotlights inset, built-in wardrobes, radiator, TV and power points.

### Bedroom Three 9'10 x 7'7 (3.00m x 2.31m)



Upvc double glazed window to side aspect, laminate wood flooring, coved smooth plastered ceiling with spotlights inset, built-in wardrobes, radiator, TV and power points.

### Shower Room



Tiled flooring, smooth plastered ceiling with spotlights inset, fully tiled walls, walk-in shower with rainfall shower head and glass



## 95 Florence Road, Canvey Island, SS8 7EN

sliding door, wall mounted vanity unit with inset hand wash basin and chrome mixer tap, close coupled W.C, wall mounted chrome heated towel rail.

**Attic Room 21'5 x 8'6 (6.53m x 2.59m)**



Two velux windows to rear aspect, carpet, smooth plastered ceiling with spotlights inset, power points.

**Rear Garden approx. 36' x 36' (approx 10.97m x 10.97m)**



A lovely landscaped low maintenance garden with decking to immediate rear, side and rear of garden with pergola having a roof, recessed area ideal for hot tub with power, numerous ornamental lights, side entrance with gate and water tap, low maintenance flower bed with established shrubs.



**Wooden Cabin/Home Office**



Glazed French doors and windows, laminate wood flooring, spotlights, power points.

**Workshop 9'10 x 9'6 (3.00m x 2.90m)**

Wooden barn style doors, lighting and power points.

**Utility Room 12'2 x 9'6 (3.71m x 2.90m)**

Window and door to side, light and power points and plumbed for washing machine, fitted worktops.

**Garage 21'0 x 9'7 (6.40m x 2.92m)**

Electric roller shutter garage door, lighting and power points, personal door providing access to rear garden.



95 Florence Road, Canvey Island, SS8 7EN

Front Garden



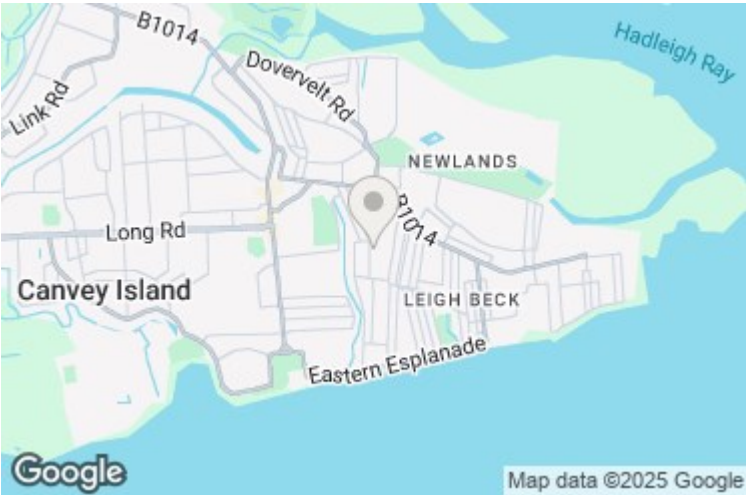
Block paved driveway providing ample off street parking for several vehicles in addition to the garage.

**Council Tax**  
BAND C - Castle Point Borough Council

**Agents Note**  
Estate Agency Act 1979, Section 21 - in accordance with the Estate Agency Act 1979, Section 21, we confirm that the interested vendor of the property is a relative of an employee at Countryside Estates.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



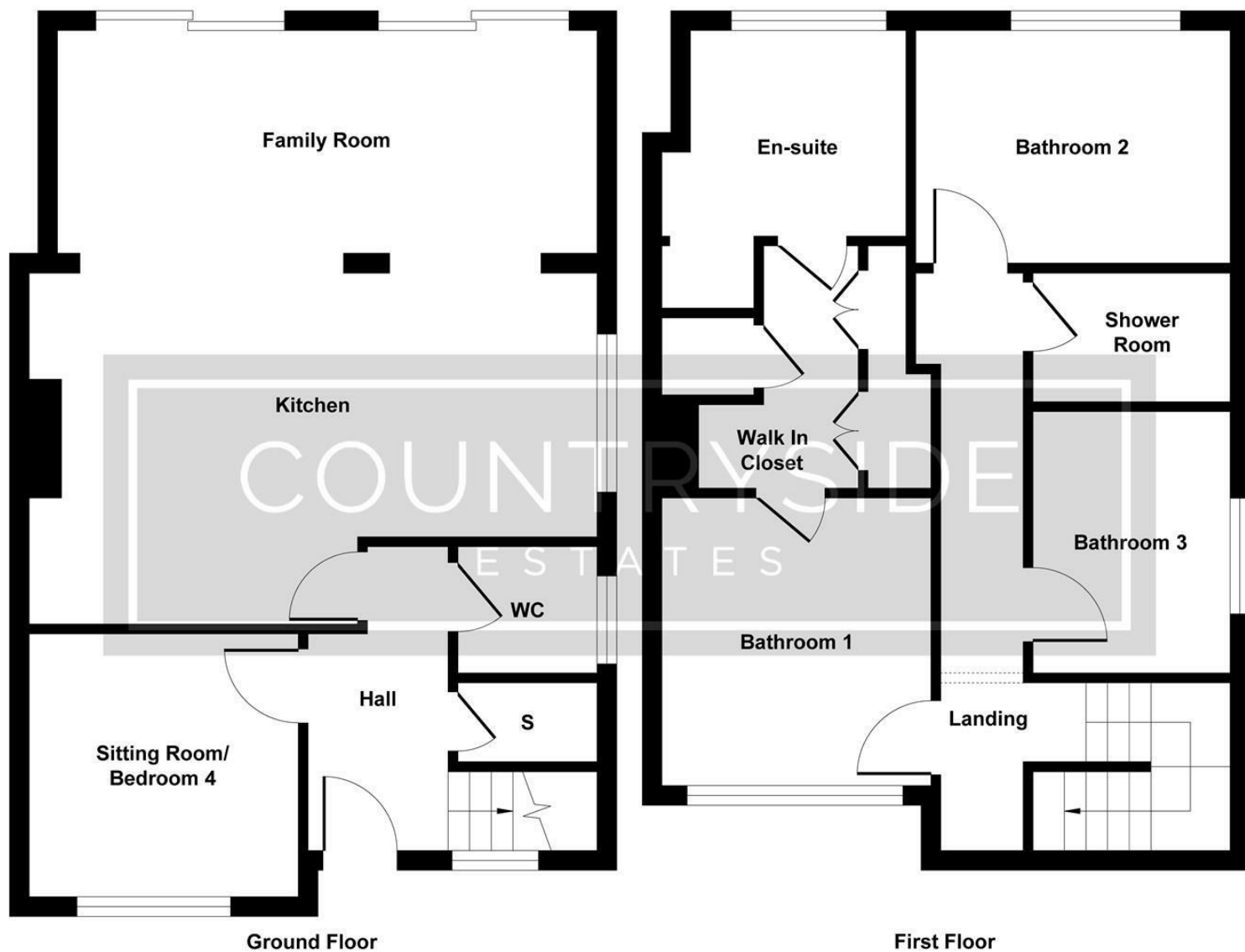


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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