

# COUNTRYSIDE

## ESTATES



### 15 Heather Close, Canvey Island, SS8 0GX

### £395,000 Freehold

A MODERN DETACHED THREE BEDROOM HOUSE LOCATED OFF THORNEY BAY ROAD, in this pleasant cul - de - sac location. maintained to an excellent standard and offering spacious accommodation with lounge and dining room, plus luxury modern kitchen and large conservatory.

Occupying a corner plot with attractive low maintenance garden, garage with own driveway and having a complete onward chain, VIEWING HIGHLY ADVISED.

## 15 Heather Close, Canvey Island, SS8 0GX

### Accommodation

Composite part glazed entrance door, opening through to:

### Entrance Hall

Carpet, coved smooth plastered ceiling, radiator and power points. Doors leading to:

**Lounge 18'3 x 10'8 (5.56m x 3.25m)**



Upvc double glazed bay window to front aspect, carpet, coved smooth plastered ceiling, feature fireplace with inset electric fire, radiators, TV and power points, half glazed double doors leading to dining room.



**Kitchen 13'5 x 8'2 max (4.09m x 2.49m max )**



Upvc double glazed window to rear aspect, upvc part glazed door to side, luxury vinyl flooring, coved smooth plastered ceiling, modern shaker style fitted kitchen, brick tiled splash backs, inset one and half sink with drainer and chrome mixer tap, integrated appliances comprising induction hob with extractor fan over, high level twin ovens, fridge and freezer. Storage/pantry cupboard, power points.

**Dining Room 10'10 x 8'8 (3.30m x 2.64m)**



Upvc double glazed French doors leading through to the conservatory, carpet, coved smooth plastered ceiling, radiator and power points.

## 15 Heather Close, Canvey Island, SS8 0GX

**Conservatory 12'3 x 11'2 (3.73m x 3.40m)**



Upvc double windows and French doors leading out to rear garden, laminate wood flooring, power points.

### **Ground Floor Cloakroom**

Upvc double glazed obscure window to front aspect, luxury vinyl flooring, smooth plastered ceiling, vanity unit with inset hand wash basin and chrome mixer tap, concealed cistern W.C. radiator.

### **Landing**



Upvc double glazed window to side aspect, carpet, coved smooth plastered ceiling, power points, airing cupboard. Doors leading to:

**Bedroom One 13'9 x 10'7 (4.19m x 3.23m)**



Upvc double glazed window to rear aspect, carpet, coved smooth plastered ceiling, built-in wardrobes, radiator, TV and power points.



### **En-Suite**



Upvc double glazed obscure window to rear aspect, tiled flooring, smooth plastered ceiling with inset spotlights, half tiled walls, shower cubicle with glass door, vanity unit with inset hand wash basin and chrome mixer tap, close coupled W.C, wall mounted heated towel rail, electrical shaver point.

## 15 Heather Close, Canvey Island, SS8 0GX

### Bedroom Two 11 x 10'8 (3.35m x 3.25m)



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

### Bedroom Three 8 x 6'4 (2.44m x 1.93m)

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

### Shower Room 8'5 x 5'6 max (2.57m x 1.68m max)

Upvc double glazed obscure window to side aspect, laminate wood flooring, smooth plastered ceiling with inset spotlights, large shower with glass sliding door, vanity unit with inset hand wash basin with chrome mixer tap, close coupled W.C, wall mounted chrome heated towel rail, electrical shaver point.

### Rear Garden



A lovely low maintenance garden with attractive paved patio with block edging wrapping around the conservatory, matching pathway with gate, AstroTurf with block edged flower borders, walled and fenced boundaries.



### Garage 8'2 x 16'9 (2.49m x 5.11m)

Pitched roof garage with up and over door, inset ceiling lights, power, door to rear garden, parking in front of garage for one vehicle.

15 Heather Close, Canvey Island, SS8 0GX

Front Garden



Council Tax  
BAND D - Castle Point Borough Council

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



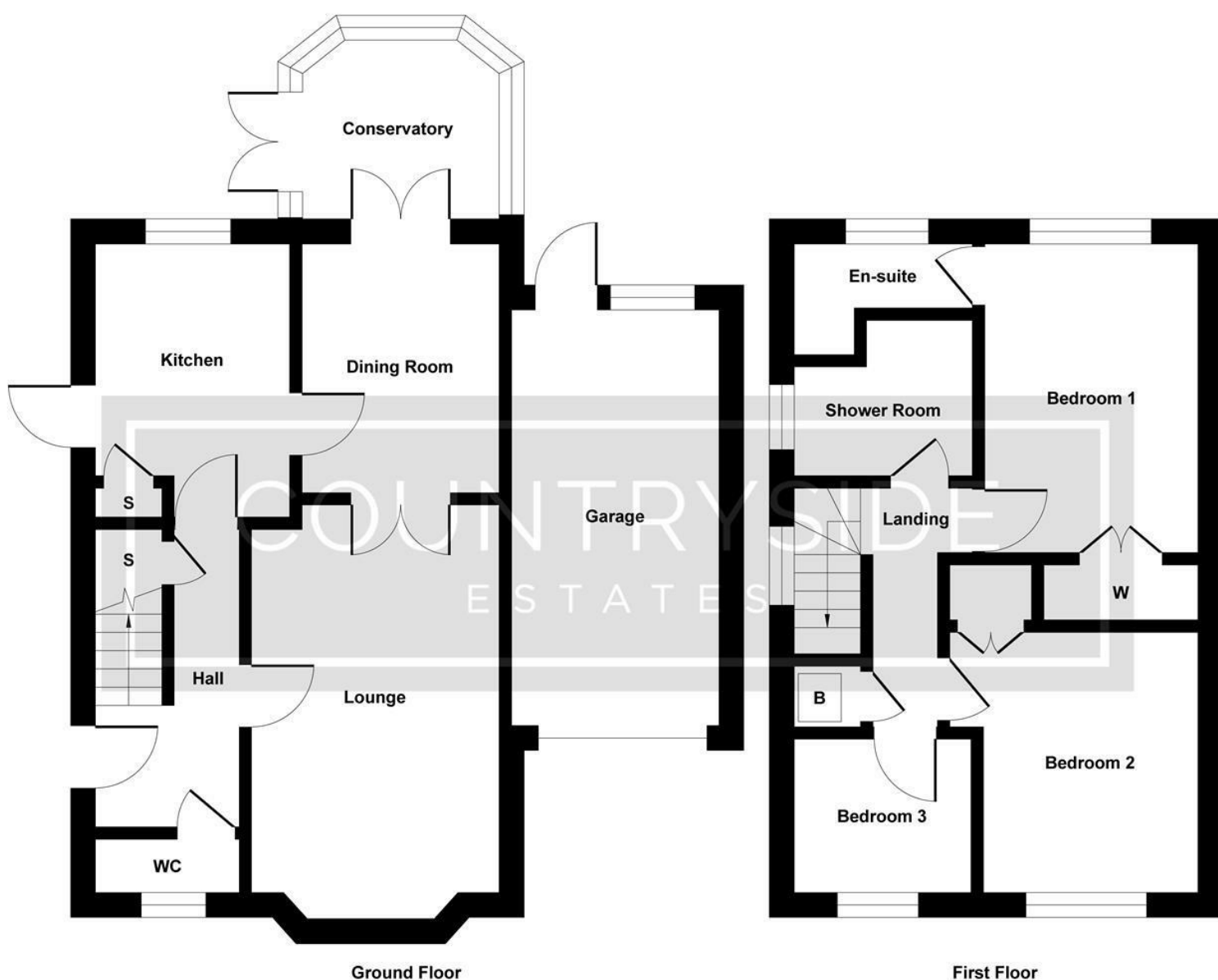


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

205 High Road, Benfleet, SS7 5HY | 01268 755555 | sales@countrysideestates.co.uk | www.countrysideestates.co.uk



COUNTRYSIDE ESTATES (SALES) LTD | COMPANY No.: 11867260 (England)  
 REGISTERED ADDRESS: Matrix House 12-16 Lionel Road, Canvey Island, England, SS8 9DE | VAT No.: 332342143