



*196 Canvey Road*



# 196 Canvey Road Canvey Island SS8 0QE

£400,000



NO ONWARD CHAIN

Situated in a convenient location close to RSPB West Canvey Marsh, local retail parks including Marks & Spencer Foodhall and Morrisons, and offering good access to Benfleet railway station, this spacious and extended four-bedroom semi-detached home provides excellent family accommodation in a well-connected setting.

The ground floor offers a generous main lounge, a bright and sociable kitchen/family room fitted with oven, hob and extractor, with bi-folding doors opening onto a low-maintenance rear garden. In addition, there is a ground floor study and a separate small playroom — ideal for home working or growing families — along with a shower room and utility room.

Upstairs you will find three well-proportioned bedrooms, a nursery/dressing room, and a family bathroom. A steep staircase leads to a loft room with Velux-style window, suitable for occasional use.

A versatile and well-located four-bedroom home offering flexible living space to suit modern family life.



## Hall

Double-glazed entrance door into the hall with an adjacent double-glazed window to the front elevation, tiling to floors with underfloor heating, open through to the kitchen/diner, doors off to the remainder of the accommodation, flat plastered ceiling, stairs connecting to the first floor

## Lounge

21'6 reducing to 18'5 x 14'9 (6.55m reducing to 5.61m x 4.50m)  
A good-sized lounge with a large double-glazed bay window to the front elevation, coving to flat plastered ceiling, cupboard housing gas-fired boiler, part wallpaper decor, mock feature fireplace, fitted carpet.

## Kitchen/Dining/Breakfast Room

22'7 reducing to 9'3 x 11'4 reducing to 7'1 (6.88m reducing to 2.82m x 3.45m reducing to 2.16m)  
Large double-glazed bi-folding door opening onto the garden,

adjacent double-glazed window to the rear elevation, and a door connecting to the utility room, tiling to floors with the dining area having underfloor heating, part wallpaper decor, flat plastered ceiling, ample space for dining room table, the kitchen area has a modern range of gloss cream units and drawers at base level with work-surfaces to both sides, inset five ring stainless steel Neff gas hob with overhead stainless steel extractor, inset white one and a quarter drainer sink with chrome style mixer taps, tiling to the splashbacks, matching units at eye level.

## Utility Room

8'1 x 4'6 (2.46m x 1.37m)  
Double-glazed to the rear elevation, work surfaces with space and plumbing facilities for a washing machine under, units at eye level.

## Groundfloor Fifth Bedroom/Small Reception

9'4 x 5'9 (2.84m x 1.75m)  
Double-glazed window to the front elevation, radiator, flat plastered ceiling

### Large Coat Cupboard/Small Study

5'9 x 5'3 (1.75m x 1.60m)

This could be utilised as an additional study or is currently utilised as a large storage.

### Groundfloor Shower Room

Modern suite comprising a combined low-level wc and vanity unit, large walk-in tiled shower cubicle with glass screen and wall-mounted shower which is powered off the boiler, underfloor heating, and chrome towel rail.

### First Floor Landing

Doors off to the accommodation, double-glazed window to the front elevation, a door which connects to a steep staircase connecting to a loft room or a potential further bedroom, flat plastered ceiling, and part wallpaper decor.

### Bedroom One

11'4 x 8'8 (3.45m x 2.64m)

Double-glazed window to the rear elevation, radiator, coving to flat plastered ceiling.

### Bedroom Two

11'9 x 9'7 (3.58m x 2.92m)

Double-glazed window to the front elevation, radiator, coving to flat plastered ceiling.

### Bedroom Three

9'2 x 6'1 (2.79m x 1.85m)

Double-glazed to the front elevation, radiator, flat plastered ceiling.

### Nursery/Dressing Room

6'2 x 5'8 (1.88m x 1.73m)

Double-glazed window to the rear elevation, coving to the ceiling, currently used as a dressing room.

### Bathroom

Double-glazed window to the rear elevation, shaped white panelled bath with shower screen and wall-mounted shower operated off the boiler, vanity unit with inset wash hand basin, chrome mixer tap, close-coupled low-level wc, chrome towel rail.

### Loft Room

18'1 x 9' approximately (5.51m x 2.74m approximately)

Accessed via a steep staircase with a Velux-style window set into the roof to the rear elevation, boarded and with power, height restricted via the eaves.

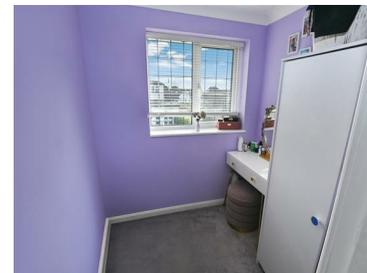
### Exterior

#### Front Garden

Parking to the front, outside tap.

#### Rear Garden

Laid to artificial lawn with fencing to the boundary, outside shed, and external tap.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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