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RICHARD  
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## 77 Long Road Canvey Island, Essex SS8 0JA £575,000

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Sought After location - close to the seafront, town centre, schools for all ages & Main Doctors Hub

Four Double Bedrooms

Garage with electric door

Spacious Utility Room

Two Lounges and a dining room

Ground Floor Shower Room

Kitchen with oven, hob, extractor, dishwasher and two fridges

Main Bedroom with wardrobes, dressing room and en-suite

South Facing garden with large brick shed with power

Double Glazed and Gas Heating

Ample Parking

This spacious Four Bedroom family home is in a popular and sought-after location within easy reach of the vibrant Town centre and Seafront. The property occupies a much larger plot with parking to the front for several vehicles.

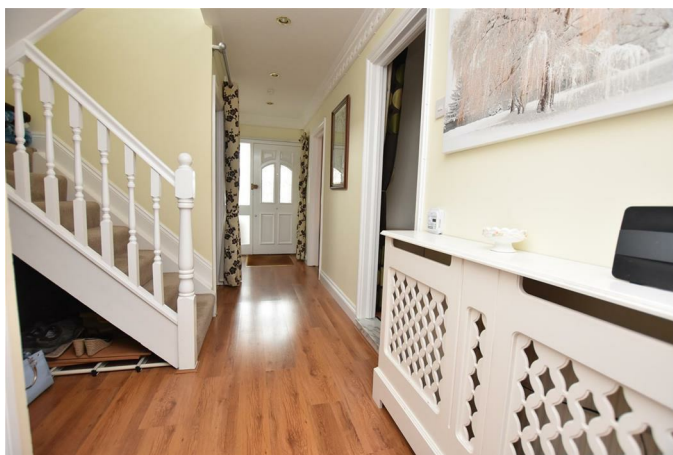
Internally the accommodation includes a spacious entrance hall with a modern kitchen with an array of fitted appliances to one side with an equally spacious utility room to the other that connects to the garage. Across the total width to the rear are two reception rooms; the principal boasts a prominent inglenook fireplace with a wood burner. Completing the ground floor accommodation is the shower room. On the first floor are Four Double sized bedrooms; the main bedroom boasts a dressing room and en-suite. Completing the first-floor accommodation is the main bathroom.

The property also boasts gas-fired heating, Double glazed windows and a south-facing garden.

#### **Porch**

Entrance door with an adjacent double glazed window into a porch with further wooden door opening into the hall.

#### **Hall 21'6 (6.55m)**



A good-sized hall with stairs to the first floor, Opening to the dining room and kitchen, double glass doors open into the Lounge, radiator and ornate coving to ceiling.

#### **Ground Floor Shower Room**



Obscure Double glazed window to the side, Low-Level WC, Vanity unit with inset wash hand basin and shower cubicle, tiling to the walls.

#### **Lounge 20'10 x 13'9 (6.35m x 4.19m)**



A good-sized Principle lounge across the entire width with a twin set of french style glazed doors that open onto the second Lounge. Three radiators. Large inglenook fireplace with wood burner, coving to the ceiling. Open plan to the dining room





**Second Reception Room 20'10 x 10ft (6.35m x 3.05mft)**



**Kitchen 11'6 x 9'5 (3.51m x 2.87m)**



Double glazed patio doors to either side of a double-glazed window that faces out onto the garden, two radiators

**Dining Room 11'9 x 9'5 (3.58m x 2.87m)**



Double Glazed window to the side, coving to ceiling, radiator and laminated flooring.



Double Glazed bay window to the front elevation. Extensively tiled to four walls with limed oak style units and draws with work surfaces over with inset white one and a quarter drainer sink unit with chrome mixer taps. Inset four-ring gas hob with a microwave oven under and separate waist height oven. Tiling to splash backs, matching units at eye level with extractor hood and glass display cabinets. Integrated dishwasher and two fridges to remain



**Utility Room 13'10 x 8'3 (4.22m x 2.51m)**



Door connecting to the rear and door opening into the garage, a great-sized utility room with a range of white gloss units and draws at base level with rolled edged work surfaces with inset stainless steel sink, plumbing for washing machine and matching units at eye level. Flat plastered ceiling with inset spotlights

**Landing**

Large obscure Double glazed window to the side, Airing cupboard, radiator.

**Bedroom One 13'8 x 10'8 (4.17m x 3.25m )**



Double Glazed window to the rear , radiator, extensive range of fitted wardrobes

**Dressing Room 6 x 5'10 (1.83m x 1.78m )**



With a dressing table, wardrobes and top box storage, a Part glazed door connect to the en-suite

**Ensuite**



Low-Level WC, Pedestal Wash Hand Basin and Tiled Cubicle and shower screen. Double Glazed window to the side

**Bedroom Two 11'4 x 10'3 (3.45m x 3.12m)**



Double Glazed window to the front , radiator

**Bedroom Three 13'6 x 9'9 (4.11m x 2.97m)**



Double Glazed window to the rear , radiator

**Bedroom Four 11'4 x 10'4 (3.45m x 3.15m)**

Double Glazed window to the front , radiator

**Bathroom**



Obscure Double glazed window to the side. A three-piece white suite with pedestal wash hand basin and WC. Half tiled to the walls.

**Front**

Set well back from the road behind gates and screen from the road behind a brick-built wall is ample off-street parking for several cars. Access to the garage

**Garage 16'5 (5.00m)**

With electric door, power and light and access to the utility.

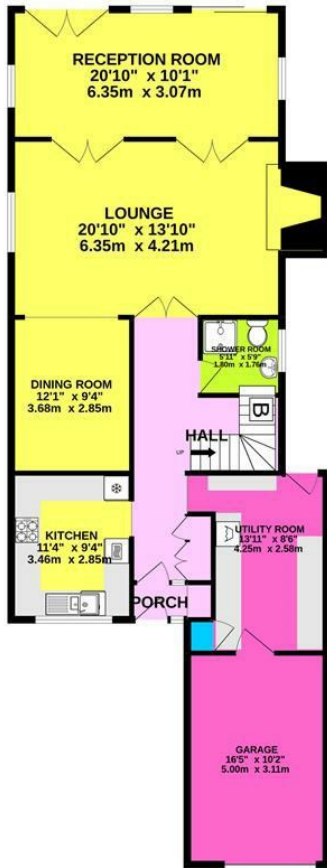
**Rear Garden**



South facing garden, with established shrub borders and large patio area with the remainder being laid to lawn with large brick shed with power and light to remain. Extendable sun awning



GROUND FLOOR  
1232 sq.ft. (114.5 sq.m.) approx.



1ST FLOOR  
782 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA: 2014 sq.ft. (187.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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		

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