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**RICHARD
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33. Handel Road Canvey Island, Essex SS8 7HL Offers Over £450,000



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Attractive double fronted four bedroom extended family home, situated in a popular residential location within a reasonable short walking distance of the seafront, the property we feel offers superb size accommodation throughout, and features include, an entrance hall connecting to a ground floor cloakroom, spacious through lounge 21'9x11', totally separate playroom/dining room, outstanding fitted kitchen/diner with a feature lantern roof, separate utility room, and four well-proportioned bedrooms to the first floor, and a three-piece family bathroom complete the accommodation. Externally the property benefits from a good size raised decked and artificial lawned rear garden, with resin drive to the front providing off-street parking for a minimum of three vehicles.

- ** Attractive and extended four-bedroom detached family home
- ** Situated in a popular central residential location within a reasonable walking distance of the seafront
- ** Offering spacious accommodation throughout
- ** Spacious through lounge 21'9x11'
- ** Separate playroom/dining room
- ** Utility Room
- ** Outstanding fitted kitchen/diner with feature lantern roof
- ** Ground floor cloakroom
- ** First-floor bathroom
- ** Four well-proportioned bedrooms on the first floor
- ** Raised decked and artificial lawned rear garden
- ** Resin driveway providing off-street parking for a minimum of three cars
- ** Internal viewing is strongly recommended.

Hall

Central composite entrance door with obscure double glazed panels leading to the entrance hall. A good size entrance hall with obscure double glazed windows to either side of the main door, radiator, dado rail, stairs to the first-floor accommodation with a door providing access to understairs storage, coved to flat plastered ceiling with downlighting. Wood flooring, panel doors off to the accommodation.

Cloakroom



Obscure double glazed window to the rear, suite comprising of low-level push flush w/c, wash hand basin inset to vanity unit below, ceramic tiling to the floor, splashbacks, coved to flat plastered ceiling with downlighting.

Lounge 21'9x11' (6.63mx3.35m)



A spacious through room with UPVC double glazed bay lead window to the front elevation, with two further double glazed windows to the side, and double glazed window to the rear, coved to flat plastered ceiling, wood flooring continued, TV and power points, feature fireplace with electric fire to remain.



Playroom Room/Dining Room 10'9x8'8 (3.28mx2.64m)



UPVC double glazed lead window to the front, radiator, coved to flat plastered ceiling with downlighting.

Kitchen/Diner 19'2x16' max (5.84mx4.88m max)



Outstanding kitchen with UPVC double glazed windows to the rear, and matching French doors providing direct access onto the rear garden, 1½ single drainer inset sink unit to a range of square edge work surfaces to three sides with an extensive range light finished units at base and eye-level, four ring electric induction hob with fitted extractor over, adjacent double oven/microwave, housing for an American style fridge/freezer with surrounding cupboards, radiator, flat plastered ceiling, feature lantern roof over the dining area, ceramic tiled splashbacks.



Utility Room 7'2x6'2 (2.18mx1.88m)

Off the kitchen with UPVC double glazed window to the front, rolled edge work surfaces with units at base level, plumbing, and space for washing machine and tumble dryer, ceramic tiled splashback, wall mounted boiler, power points.

First Floor Landing



A good size landing with double glazed window to the front, coved to flat plastered ceiling, power points, dado rail, radiator, panel doors off to the accommodation.

Bedroom One 11'4 plus door recess x 11'2 (3.45m plus door recess x 3.40m)



UPVC double glazed window to the rear, radiator, power points, coved to flat plastered ceiling, access to loft via hatch.

Bedroom Two 10'7x10'6 (3.23mx3.20m)



UPVC double glazed lead window to the front, radiator, power points, coved to flat plastered ceiling with downlighting.

Bedroom Three 9'9x8'3 (2.97mx2.51m)



UPVC double glazed window to the rear, radiator, power points, dado rail, coved to flat plastered ceiling.

Bedroom Four 8'x7'8 (2.44mx2.34m)



UPVC double glazed lead window to the front, radiator, power points, laminate flooring, coved to flat plastered ceiling.

Bathroom



Obscure double glazed window to the rear, modern suite comprising of "Pea" style paneled bath with fitted shower and screen over, low-level push flush w/c, pedestal wash hand basin, chrome heated towel rail, ceramic tiling to the balance of walls and floor, flat plastered ceiling with downlighting.

Front Garden

Being mainly resin driveway and frontage providing off-street parking for a minimum of three vehicles with garden area to one corner.

Rear Garden



A good size rear garden commencing with a large decked seating area which extends across the width of the rear of the property, with the remainder being artificial lawn with fencing to the boundaries, side pathway, and gate providing access.





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

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