



*60. Vaagen Road*



# 60. Vaagen Road Canvey Island Essex SS8 9DP

£440,000



Spacious Family Home – Cul-de-Sac Position – No Onward Chain

Set at the end of a cul-de-sac, just up the road from the local school and around the corner from Canvey town centre, this generously proportioned family home offers plenty of living space and occupies a wide plot with a pleasant rear garden.

Offered with no onward chain, the property provides an excellent opportunity for a growing family and for buyers looking to personalise a home over time.

The ground floor features a large lounge, separate dining room, and a bright conservatory overlooking the garden, creating a great layout for both everyday living and entertaining. There is also a versatile additional room on the ground floor, ideal as a study, guest room or playroom, together with a cloakroom.

Upstairs the property offers four good size double bedrooms and a family bathroom, providing comfortable accommodation for the whole household.

Homes offering this amount of space and such a convenient location rarely remain available for long.



## Front

The property benefits from a driveway providing off street parking leading to an integral garage. The front garden is mainly laid to lawn with shrub borders and enclosed by a low brick wall, with a covered porch area giving access to the front entrance.

## Cloakroom

Comprising a low level WC and pedestal wash hand basin with tiled splashback. Radiator, patterned vinyl flooring and obscure double glazed window to the side providing natural light and ventilation

## Hall

Spacious entrance hallway with double glazed front door with decorative glass panels, patterned vinyl flooring, radiator and stairs leading to the first floor with useful understairs storage cupboard. Doors leading to the main living accommodation

## Kitchen

9'3 x 7'7 (2.82m x 2.31m)

Fitted with a range of wall and base units with work surfaces incorporating a stainless steel sink unit with mixer tap and drainer. Space and plumbing for washing machine and further appliance, space for cooker with extractor hood above. Tiled splashbacks and double glazed window to the side elevation providing natural light. Patterned vinyl flooring and door leading to the hallway.

## Lounge

20'11 x 13'5 (6.38m x 4.09m)

A spacious and bright reception room featuring a large double glazed window to the front elevation, radiator and fitted carpet. Attractive feature fireplace with decorative surround, wall light points and archway leading through to the dining room. Patio doors giving access to the conservatory.

## Dining room

17'1 x 10'1 (5.21m x 3.07m)

A good size dining area featuring a large floor to ceiling double glazed window

overlooking the rear garden and patio doors providing direct access to the garden. Radiator, fitted carpet, feature fireplace with decorative surround and door leading to the kitchen. Built-in storage cupboard housing the boiler.

#### Study / bedroom

6'10 x 6'8 (2.08m x 2.03m)

A versatile room suitable for use as a study or occasional bedroom, with fitted flooring and radiator. Doors providing access to the garage and conservatory

#### Conservatory

12'10 x 11'4 (3.91m x 3.45m)

A bright and spacious conservatory with double glazed windows and polycarbonate roof, providing attractive views over the rear garden. Double glazed doors leading to the garden, tiled flooring and ample space for seating or dining, making it an ideal additional reception area.

#### Landing

Bright and spacious landing with window to the side providing natural light, fitted carpet, radiator and balustrade staircase leading to the ground floor. Doors lead to bedrooms and bathroom.

#### Bedroom One

10 x 9'10 (3.05m x 2.77m)

A bright double bedroom featuring a large double glazed window to the side elevation and a circular porthole-style window to the front, allowing plenty of natural light.

Fitted carpet, radiator and a range of built-in wardrobes, cupboards and drawer units providing excellent storage space.

#### Bedroom Two

11'4 x 10'11 (3.45m x 3.33m)

Double Glazed window and Radiator

#### Bedroom Three

11'4 x 9 (3.45m x 2.74m)

Double Glazed window and Radiator

#### Bedroom Four

8'9 x 8'7 (2.67m x 2.62m)

Double Glazed window and Radiator

#### Bathroom

Comprising a panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC. Part tiled walls, radiator and obscure double glazed window to the side providing natural light and ventilation. Finished with a contrasting black and white tiled floor.

#### Garden

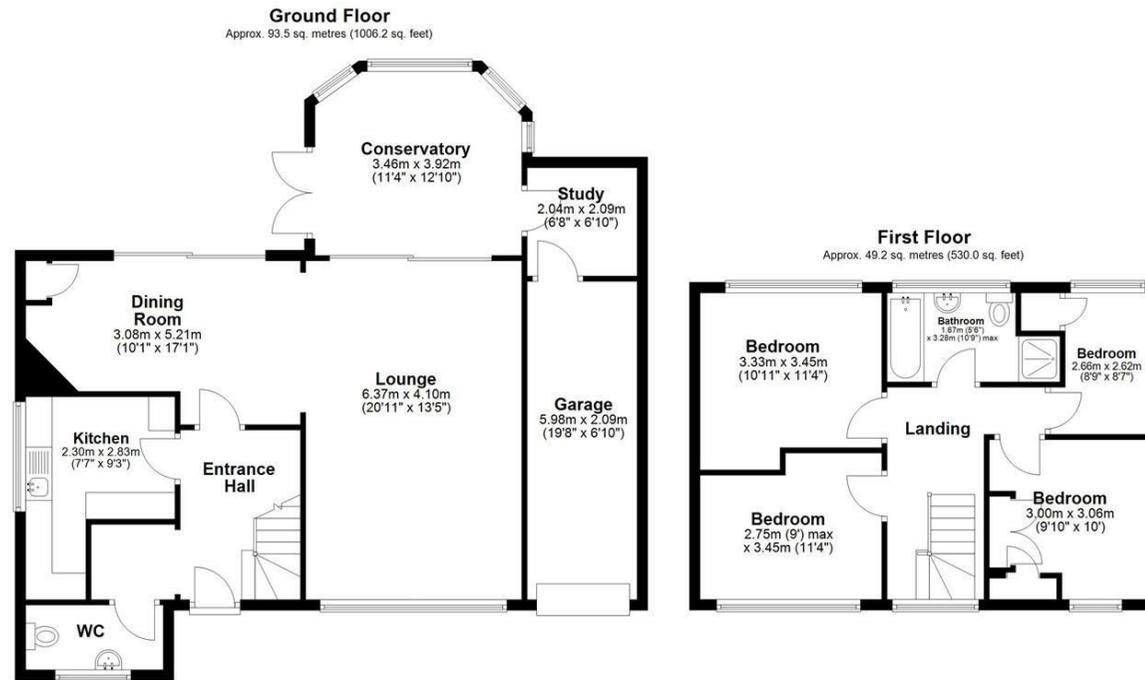
A pleasant and well-maintained rear garden, mainly laid to lawn with attractive shrub and flower borders. The garden features a paved patio area immediately to the rear of the property providing an ideal space for outdoor seating and entertaining, with the remainder laid to lawn and complemented by decorative features and mature planting. The garden is enclosed by fencing offering a good degree of privacy and includes a side access gate leading to the front of the property.

#### Garage

19'8 x 6'10 (5.99m x 2.08m)

Up and over door and door into the study / bedroom





Total area: approx. 142.7 sq. metres (1536.2 sq. feet)

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**Vaagen Road**

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