



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Juliers Road, Canvey Island



Morgan Brookes believe - if you are in the market looking for the perfect place to call home for you and your family, then look no further! This stunning detached property offers immaculate, spacious accommodation throughout, comprising of a spacious family room, contemporary fitted kitchen and utility room, cloakroom, three double bedrooms, two shower rooms and a garage. The location conveniently offers a within walking distance reach of Canvey High Street and beach!

Our Sellers love - Having the perfect property with a sociable layout and fantastic rear garden to enjoy entertaining with family and friends!

Key Features

- Stunning Detached Family Home.
- Three Double Bedrooms.
- Spacious Accommodation Throughout.
- Contemporary Fitted Kitchen & Utility Room.
- Landscaped Rear Garden.
- Ample Off-Street Parking & Garage.
- Convenient Location Close to High Street.

**Offers in Excess of
£625,000**

Juliers Road, Canvey Island

Entrance

Double glazed paneled door leading to:

Entrance Hallway

7' 5" x 3' 9" (2.26m x 1.14m)

Double glazed windows to front & side aspects, stairs leading to first floor accommodation, smooth ceiling incorporating inset downlights, tiled flooring fitted with heating, doors leading to:

Kitchen

17' 8" x 14' 4" (5.38m x 4.37m)

Double glazed window to front aspect, a range of base & wall mounted units, roll top work surfaces incorporating sink, integrated double oven, integrated fridge freezer, center island incorporating four point gas hob, under stairs storage area, smooth ceiling incorporating inset downlights, tiled flooring fitted with heating, opening to:

Living/Dining Room

28' 2" x 25' 9" (8.58m x 7.84m)

Double glazed bay window to front aspect, media wall fitted with feature lighting, surround sound system speakers, smooth ceiling incorporating inset downlights, tiled flooring fitted with heating, double glazed bi-folding doors to front & rear aspect.

Cloakroom

6' 0" x 2' 11" (1.83m x 0.89m)

Wash hand basin, low level WC, smooth ceiling incorporating inset downlights, tiled flooring fitted with heating.

Utility Room

7' 4" x 5' 8" (2.23m x 1.73m)

Double glazed window to rear aspect, space & plumbing for appliances, tiled flooring fitted with heating, paneled door leading to rear aspect, door leading to:

Shower Room

6' 11" x 4' 0" (2.11m x 1.22m)

Shower cubicle, wash hand basin, heated towel rail, low level WC, tiled walls, smooth ceiling incorporating inset downlights, tiled flooring fitted with heating.

Landing

Storage cupboard, smooth ceiling incorporating inset downlights & loft access, doors leading to:

Master Bedroom

16' 0" x 13' 11" (4.87m x 4.24m)

Double glazed windows to front & rear aspects, smooth ceiling, wood effect flooring.

Shower Room

8' 11" x 8' 5" (2.72m x 2.56m)

Skylight window, double shower cubicle, vanity hand basin, heated towel rail, low level WC, tiled walls, smooth ceiling incorporating inset downlights, tiled flooring.

Second Bedroom

16' 0" x 12' 3" (4.87m x 3.73m)

Double glazed windows to front & rear aspects, smooth ceiling, Vainagrette flooring.

Third Bedroom

11' 0" x 10' 5" (3.35m x 3.17m)

Double glazed window to front aspect, fitted wardrobe, smooth ceiling, carpet flooring.

Rear Garden

Paved seating areas, remainder laid to artificial lawn, established bushes, gated side access.

Front Of Property

Paved driveway providing off-street parking for three vehicles, established bushes, access to:

Garage

Ample storage space, up & over door.



Local Authority Information

Castle Point Borough Council

Council Tax Band: D

01268 755626

morganbrookes.co.uk

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.