



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Rainbow Road, Canvey Island



Morgan Brookes believe – This stunning detached family home supports the luxury lifestyle of a large or growing family with contemporary and ample accommodation throughout, boasting five large bedrooms, two en suites, a dining and breakfast room.

Our Sellers love – That the property is positioned within a stone throw away from Canvey High Street serving all local amenities and easy transport links!

Key Features

- A Stunning Detached Family Home.
- Five Bedrooms.
- Two Generous En-suites.
- Oak Fitted Kitchen/Breakfast Room.
- Ample Accommodation Throughout.
- Short Walking Distance To The Town Centre.
- Convenient Transport Links.
- Call Morgan Brookes Today.

£850,000

Rainbow Road, Canvey Island

Entrance

Accessed via sheltered opaque double glazed entrance door.

Entrance Hall

Two lead light double glazed windows to front aspect, stairs leading to first floor accommodation, under stairs storage cupboard, custom built fitted wall cupboards, custom built seating area incorporating storage, radiator, coving to smooth ceiling, tiled floor, doors leading to:

Living Room

20' 4" x 15' 6" (6.19m x 4.72m)

Lead light double glazed window to front aspect, custom built fitted wall cupboards, log burner style living flame gas fire inset to wooden fire surround with brick & tile hearth and surround, two radiators, coving to ceiling, wood effect flooring, glazed panelled double doors leading to:

Dining Room

16' 1" x 11' 8" (4.90m x 3.55m)

Custom built fitted wall cupboards and draws, coving to ceiling, tiled flooring, opening leading to Sun Room, square arch leading to:

Kitchen / Breakfast Room

26' 7" x 11' 9" (8.10m x 3.58m)

Two lead light double glazed windows to rear aspect, fitted with a range of oak base and wall mounted units, opaque lead light display cabinets, illuminated granite work surfaces incorporating inset one and half stainless steel sink, breakfast bar, granite splash backs, integrated dishwasher, fridge and fridge / fridge freezer, 6 burner range master double oven cooker to remain, coving to smooth ceiling incorporating inset down lights, tiled floor, door leading to:

Utility Room

7' 3" x 5' 2" (2.21m x 1.57m)

Double glazed door to side, fitted with a range of base and wall mounted oak units, granite work surfaces incorporating inset butler style sink, granite splash backs, radiator, Integrated boiler, space and plumbing for appliances, tiled floor.

Sun Room

11' 8" x 8' 11" (3.55m x 2.72m)

Lead light double glazed windows to rear and side aspects, radiator, tiled floor. lead light double glazed french doors leading to garden.



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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.

Ground Floor Cloakroom**5' 2" x 4' 6" (1.57m x 1.37m)**

Wash hand basin in vanity unit, low level W/C, radiator, coving to ceiling, tiled walls and flooring.

First Floor Landing

Lead light double glazed window to front aspect, stairs leading to second floor accommodation, coving to smooth ceiling, wood effect flooring, doors leading to:

Master Bedroom**15' 5" x 14' 10" (4.70m x 4.52m)**

Two lead light double glazed windows to rear aspect, custom built fitted wardrobes with sliding doors, radiator, coving to ceiling, wood effect flooring, door leading to:

En-suite**13' 1" x 5' 1" (3.98m x 1.55m)**

Obscure lead light double glazed window to side aspect, paneled corner Jacuzzi bath with mixer tap, wash hand basin in floating vanity unit, low level W/C, fitted wall units, chrome heated towel rail, coving to ceiling incorporating inset down lights, tiled walls and flooring.

Second Bedroom**15' 8" x 12' 10" (4.77m x 3.91m)**

Lead light double glazed window to front aspect, radiator, fitted with a range of mirror fronted sliding door wardrobes, fitted wardrobe, coving to smooth ceiling, wood effect flooring, door leading to:

Jack & Jill En-suite**10' 6" x 5' 11" (3.20m x 1.80m)**

Obscure lead light double glazed window to side aspect, corner shower cubicle, his and hers wash hand basin in vanity units, coving to smooth ceiling incorporating inset down lights, chrome heated towel rail, tiled walls and flooring.

Third Bedroom**16' 0" x 12' 9" (4.87m x 3.88m)**

Lead light double glazed window to front aspect, radiator, range of fitted mirror fronted sliding door wardrobes, coving to smooth ceiling with inset down lights, wood effect flooring, door leading to Jack & Jill En-suite.

Fourth Bedroom**11' 8" x 11' 5" (3.55m x 3.48m)**

Lead light double glazed window to rear aspect, radiator, fitted with a range of mirror fronted sliding door wardrobes, coving to a smooth ceiling, Wood effect flooring.

Fifth Bedroom**8' 8" x 7' 8" (2.64m x 2.34m)**

Lead light double glazed window to rear aspect, radiator, coving to smooth ceiling, wood effect flooring.

Family Shower Room**8' 6" x 6' 8" (2.59m x 2.03m)**

Obscure lead light double glazed window to rear aspect, corner shower cubicle, wash hand basin in vanity unit, low level W/C, chrome heated towel rail, coving to smooth ceiling incorporating inset down lights, tiled walls and flooring.

Second Floor Loft Room / Games Room**32' 5" x 12' 0" (9.87m x 3.65m)**

Four built in eave storage cupboards, wall mounted electric heater, wood paneled ceiling, carpet flooring.

Rear Garden

Mainly block paved with inset circular paved design, shingle shrub borders, bespoke wooden framed and tiled roof gazebo seating area with power and lighting, side access.

Front Of Property

Block paved driveway with parking for multiple vehicles, side access gates, leading to:

Double Garage / Play Room**16' 1" x 15' 6" (4.90m x 4.72m)**

14ft up and over remote sensor door with eight inset lead light arched windows, power and lighting, access to:

Play Room

Fitted cupboards to one wall, fitted shelving, under floor heating, double glazed paneled door to side, door leading to entrance hall

