



Handel Road, Canvey Island



Morgan Brookes believe - This extended two bedroom detached bungalow is positioned in a lovely quiet turning, within walking distance of the Seafront & local amenities, this home offers two well proportioned bedrooms, kitchen with extended dining area, shower room and a well maintained un-overlooked rear garden. The property is being sold with no onward chain.

Our Sellers love - The nice quiet road having lovely neighbours, being a very sunny bungalow and garden as well as being close to the Seafront and amenities.

Key Features

- Detached Bungalow.
- Two Good Sized Bedrooms.
- Kitchen / Dining Area.
- Rear Garden & Parking.
- Double Glazing Throughout.
- Popular Area Of Canvey Island.
- Close Proximity To Shops & Amenities.
- Walking Distance To Schools.
- Call Morgan Brookes Today!

**Offers in Excess of
£275,000**

Handel Road, Canvey Island

Entrance

Double glazed panelled door to:

Entrance Hallway

Radiator, door to:

Shower Room

9' 9" x 5' 8" (2.97m x 1.73m)

Obscure double glazed window to side, corner shower cubicle, electric shower, pedestal hand basin, low level W/C, towel rail, tiles walls, vinyl flooring, textured ceiling.

Living Room

12' 8" x 10' 2" (3.86m x 3.10m)

Double glazed bay window to front, two radiators, wood effect flooring, coving to ceiling, door to:

Master Bedroom

11' 4" x 14' 6" (3.45m x 4.42m)

Double glazed window to side, fitted wardrobes, airing cupboard, radiator, coving to ceiling incorporating loft access.

Kitchen

19' 6" x 6' 9" (5.94m x 2.06m)

Base and wall mounted units, space and plumbing for appliances, roll top work surfaces incorporating stainless sink and drainer, splash back tiles, wood effect flooring.

Dining Area

Double glazed window to rear, double glazed panelled door to garden, modern condensing boiler, radiator, wood effect flooring, door to:

Bedroom Two

8' 6" x 7' 9" (2.59m x 2.36m)

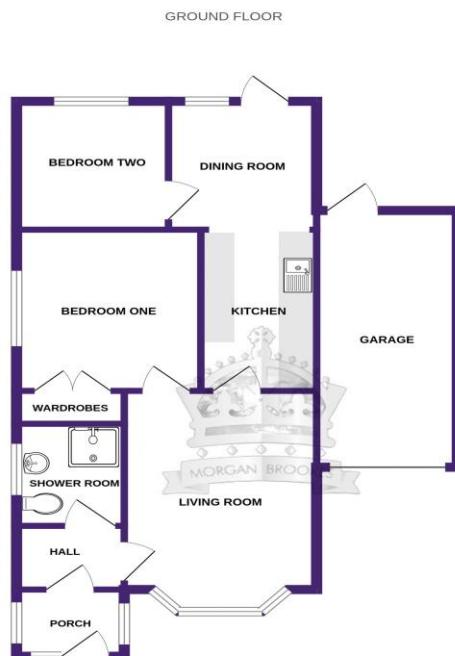
Double glazed window to rear, radiator.

Garden

Mainly laid to lawn, paved seating area, side access.

Garage

Power and lighting, up and over door.



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While every effort 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 not be used as justification for any prospective purchase. The plan is not to scale. The plan has not been tested and no guarantee is given as to their accuracy. Morgan Brookes Ltd accept no responsibility for any inaccuracies. Made with Metropoint.

Local Authority Information
Castle Point Borough Council
Council Tax Band: B

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.

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