



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Maurice Road, Canvey Island



**Morgan Brookes** - A beautifully presented four bedroom detached family home. Located in a popular area of Canvey Island, a stones throw from the seafront within Leigh Beck Primary & Castle View Secondary School catchment areas. This is a superb home, benefitting from an 18' living room, 18' fitted kitchen / diner & ground floor cloakroom.

**Our Sellers love** - Being so close to the beach where their children grew up, enjoying watching the boats pass by and relaxing in the peaceful garden. With the cinema, restaurants, amusements, and summer live music all within walking distance, it's a wonderful place to live & they have so many happy memories.

### Key Features

- A Beautifully Presented Detached Family Home.
- Four Good Size Bedrooms.
- 18' Modern Kitchen / Diner.
- Ground Floor Cloakroom.
- Attractive Well Maintained Rear Garden.
- Garage & Off Road Parking.
- Within Leigh Beck Primary & Castle View Secondary School Catchment Areas.
- Call Morgan Brookes Today!

**Offers in Excess of  
£450,000**

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# Maurice Road, Canvey Island

## Entrance

Paneled door leading to:

## Entrance Hall

12' 11" x 5' 11" (3.93m x 1.80m)

Glazed window to front aspect, carpeted stairs leading to first floor landing, radiator, tiled flooring, smooth ceiling, doors leading to:

## Living Room

18' 11" x 13' 6" nt 10' 6" (5.76m x 4.11m nt 3.2m)

Glazed window to front aspect, feature fireplace, two radiators, picture rail, double glazed patio door leading to rear garden, wood effect laminate flooring, smooth ceiling.

## Kitchen / Diner

18' 10" x 9' 5" (5.74m x 2.87m)

Glazed window to front aspect, range of fitted base and wall mounted units, square edge work surfaces incorporating 1 & 1/2 bowl sink & drainer unit, 4 point electric hob with extractor over, fitted oven, space and plumbing for appliances, complimentary stainless steel & slate splash backs, double glazed bi-folding doors leading to rear garden, tiled flooring, smooth ceiling.

## Ground Floor W/C

Obscure double glazed window to rear aspect, hand basin, low level WC, radiator, tiled flooring, smooth ceiling.

## First Floor Landing

Coving to smooth ceiling incorporating loft access, carpet flooring, doors leading to:

## Bedroom One

12' 9" x 10' 4" (3.88m x 3.15m)

Glazed bay window to front aspect, built in mirrored fitted wardrobes, radiator, coving to smooth ceiling, carpet flooring.

## Bedroom Two

10' 8" x 10' 5" (3.25m x 3.17m)

Glazed bay window to front aspect, radiator, coving to ceiling, carpet flooring.

## Bedroom Three

9' 8" x 8' 8" (2.94m x 2.64m)

Double glazed window to rear aspect, built in storage cupboard, radiator, coving to smooth ceiling, carpet flooring.

## Bedroom Four

8' 9" x 8' 9" (2.66m x 2.66m)

Double glazed window to rear aspect, radiator, coving to smooth ceiling, carpet flooring.

## Bathroom

8' 0" x 5' 5" (2.44m x 1.65m)

Obscure double glazed window to rear aspect, paneled bath with raised shower above & shower screen, vanity hand basin, low level WC, radiator, complementary tiling to walls & flooring, smooth ceiling incorporating downlights.

## Rear Garden

Stamped concrete seating area immediately from property & to side, remainder laid to lawn with various trees, shrubs and flower areas, side access gate.

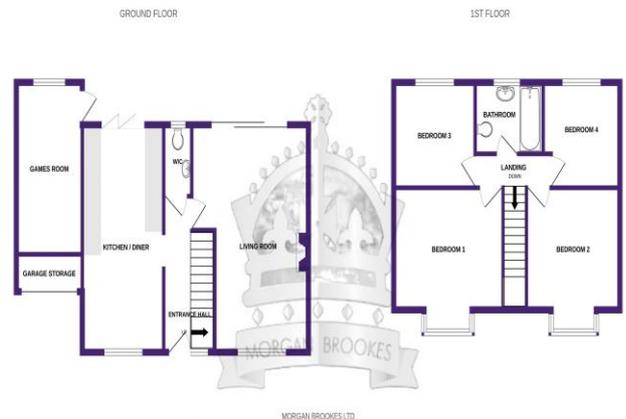
## Garage Conversion / Bar

14' 3" x 7' 7" (4.34m x 2.31m)

Double glazed Sash window to rear aspect, double glazed paneled door to rear garden, fitted bar, TV, power & light connected, boiler, concrete stamped flooring, smooth ceiling incorporating downlights. 8' x 3' Space to front of garage with power & light connected, electric roller door.

## Front Of Property

Mostly laid to lawn with wrought iron fencing to boundary, path leading to front door, off road parking to side leading to garage.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The accuracy, operation and appearance of items shown hereon are not intended and is guaranteed as to their operability or efficiency can be given. Made with Morgan CAD.

**Local Authority Information**  
**Castle Point Borough Council**  
**Council Tax Band: D**

01268 755626

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**Offers in Excess of**  
**£450,000**

### 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.