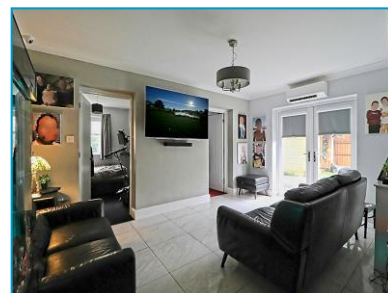




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Azalea Mews, Canvey Island



**Morgan Brookes believe** - Positioned just a stone's throw from the seafront, local amenities and transport links and situated in a sought after location, this five bedroom detached home offers convenience for the growing family and features a ground floor cloakroom, modern fitted kitchen & bathroom, landscaped rear garden which is great for entertaining.

**Our Sellers love** - Being close to the Seafront with its array of bars and restaurants.

### Key Features

- Five Bedroom Detached House.
- Ground Floor Cloakroom.
- 17' Living Room.
- Modern Fitted Kitchen.
- Landscaped Rear Garden.
- Off Street Parking.
- Stones Throw To Seafront.
- Close To Local Amenities.

**Guide Price  
£500,000**

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[morganbrookes.co.uk](http://morganbrookes.co.uk)

# Azalea Mews, Canvey Island

## Entrance

Double glazed panelled door to:

## Entrance Hall

11' 11" x 3' 2" (3.63m x 0.96m)

Stairs to first floor, radiator, smooth ceiling, tiled flooring, doors to:

## Ground Floor Cloakroom

6' 0" x 2' 9" (1.83m x 0.84m)

Obscure double glazed window to front aspect, vanity hand basin, low level WC, radiator with ornate cover, smooth ceiling, complimentary tiling to walls and flooring.

## Kitchen

Double glazed window to rear aspect, fitted with a range of hi-gloss base and wall mounted units, square edge work surfaces incorporating one and a half bowl sink and drainer unit, four ring electric hob with extractor over, integrated oven and fridge/freezer, understairs storage cupboard, smooth ceiling incorporating down lights, tiled flooring.

## Living Room

17' 1" x 9' 3" (5.20m x 2.82m)

Double glazed French doors to rear garden, radiator, air conditioning unit, coving to smooth ceiling, tiled flooring, doors to:

## Ground Floor Bedroom 4

10' 8" x 7' 7" (3.25m x 2.31m)

Double glazed window to side aspect, smooth ceiling, carpet flooring.

## Ground Floor Bedroom 5

10' 0" x 7' 7" (3.05m x 2.31m)

Double glazed window to side aspect, smooth ceiling, carpet flooring.

## First Floor Landing

6' 7" x 2' 7" (2.01m x 0.79m)

Smooth ceiling incorporating loft access, combi boiler, carpet flooring, doors to:

## Master Bedroom

13' 8" x 10' 4" (4.16m x 3.15m)

Two double glazed windows to side aspect, fitted wardrobes to one wall, radiator, air conditioning unit, coving to smooth ceiling, carpet flooring.

## Bedroom 2

11' 5" x 8' 4" (3.48m x 2.54m)

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

## Bedroom 3

10' 9" x 7' 2" (3.27m x 2.18m)

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

## Bathroom

6' 8" x 4' 9" (2.03m x 1.45m)

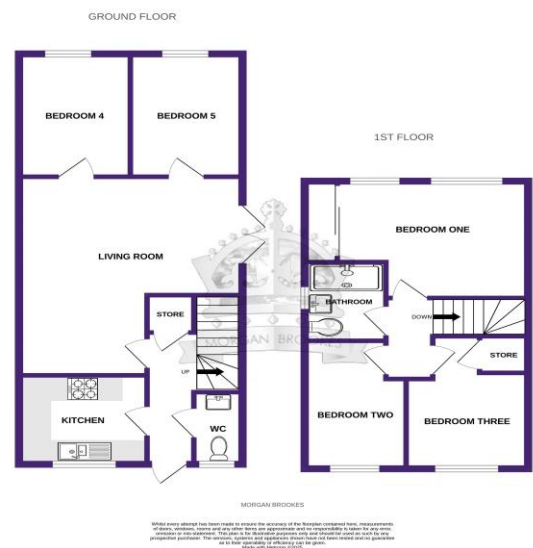
Obscure double glazed window to side aspect, WC with concealed cistern, vanity hand basin, double length shower cubicle with raised shower system, heated towel rail, smooth ceiling, complimentary tiling to walls and floor.

## Rear Garden

Paved entertaining area from house, remainder laid to artificial grass, log cabin with power and light connected, outside tap, gated side access. Gated side to further garden area with paved entertaining area leading to raised artificial grass area with BBQ area and bar with power connected.

## Front Of Property

Driveway offering off street parking for 2 vehicles, side access gate, artificial grass areas, path leading to the property.



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

**01268 755626**

**morganbrookes.co.uk**

**Guide Price**  
**£500,000**

### 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.