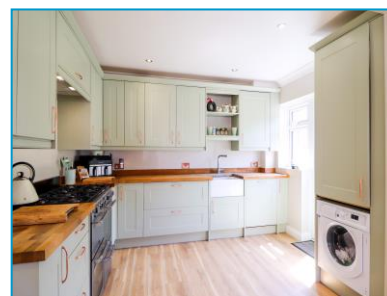
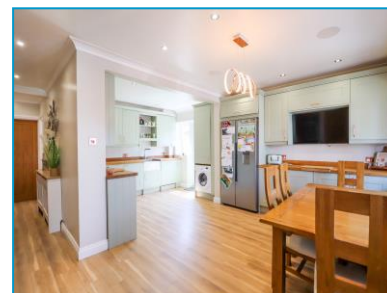




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Whiteways, Canvey Island



**Morgan Brookes believe** - That this property is the perfect home for a family that is looking to enjoy all the benefits of living in an incredibly desirable location. Enjoy a spacious and comfortable accommodation that is suitable for the whole family, with a good-sized rear garden that provides a perfect setting for outdoor activities and entertaining guests during summer days. You won't want to miss out on this fantastic opportunity!

**Our Sellers love** - That the property is situated within walking distance of the seafront and local amenities, making this home a great opportunity to enjoy laidback coastal living!

### Key Features

- Detached Family Home.
- Four Good-Sized Bedrooms & Two Bathrooms.
- Well Proportioned Accommodation Throughout.
- Contemporary Kitchen/Dining Room.
- Low Maintenance Rear Garden.
- Garage & Off-Street Parking.
- Popular Canvey Island Location.
- Call Morgan Brookes Today.

**Guide Price £375,000 -  
£400,000.**

# Whiteways, Canvey Island

## Entrance

Obscure double glazed paneled door leading to:

## Kitchen/Dining Room

19' 10" x 15' 0" (6.04m x 4.57m)

Double glazed bay window to front aspect, a range of base & wall mounted units, roll top wooden work surfaces incorporating butlers sink, range cooker with extractor fan over, integrated dishwasher, space for fridge freezer, integrated washing machine, smooth ceiling incorporating inset downlights & surround sound speakers, Amtico flooring, double glazed paneled door leading to side aspect.

## Inner Hallway

13' 7" x 3' 6" (4.14m x 1.07m)

Storage cupboards, radiator, smooth ceiling incorporating inset downlights, Amtico flooring, doors leading to:

## Living Room

21' 4" x 11' 4" x 8' 4" x 7' 3" (6.50m x 3.45m)

Double glazed windows to side aspect, feature fireplace, smooth ceiling, Amtico flooring, double glazed French doors leading to rear aspect.

## Study

8' 5" x 6' 5" (2.56m x 1.95m)

Double glazed window to rear aspect, smooth ceiling, Amtico flooring.

## Cloakroom

5' 5" x 3' 1" (1.65m x 0.94m)

Obscure double glazed window to side aspect, vanity hand basin, radiator, low level WC, tiled walls, wood effect flooring.

## Landing

Obscure double glazed window to side aspect, storage cupboard, ceiling incorporating loft access, carpet flooring, doors leading to:

## Master Bedroom

16' 2" x 10' 0" (4.92m x 3.05m)

Double glazed windows to rear aspect, radiator, smooth ceiling incorporating inset downlights, wood effect flooring.

## Family Bathroom

10' 6" x 6' 9" (3.20m x 2.06m)

Obscure double glazed window to side aspect, wash hand basin & low level WC set in vanity unit, corner shower cubicle, tiled walls, smooth ceiling incorporating inset down lights, wood effect flooring.

## Second Bedroom

21' 1" x 9' 8" (6.42m x 2.94m)

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

## Third Bedroom

10' 5" x 8' 1" (3.17m x 2.46m)

Velux window, radiator, smooth ceiling, wood effect flooring.

## Fourth Bedroom

9' 4" x 8' 1" (2.84m x 2.46m)

Double glazed window to front aspect, fitted storage cupboards, radiator, wood effect flooring.

## Second Family Bathroom

7' 0" x 6' 7" (2.13m x 2.01m)

Obscure double glazed window to side aspect, P shaped paneled bath with raised shower system over, shower screen, tiled walls, smooth ceiling incorporating inset downlights, wood effect flooring.

## Rear Garden

Laid to porcelain tiled flooring, pergola seating area, side access.

## Front Of Property

Block paved driveway providing off-street parking for three vehicles, access to:

## Garage

Fitted with power, up & over door.



## Local Authority Information

Castle Point Borough Council

**Council Tax Band: E**

**01268 755626**

**morganbrookes.co.uk**

**Guide Price £375,000  
- £400,000.**

### 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.