



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Concord Road, Canvey Island



Morgan Brookes believe - This extensive home is ideal for a family looking for space & plenty of entertaining areas. Good size reception rooms with four double bedrooms. Benefiting from a detached garage that can be used as a multi purpose room as well as a separate hot tub area to enjoy with a drink after a hectic day.

Our Sellers love - The generous size rooms & the ample storage options they enjoy. The location is ideal being so close to Castle Point Golf Course & easy access to Benfleet Mainline Station & the A13.

Key Features

- Guide Price £500,000 - £525,000.
- Large Detached House.
- Four Double Bedrooms.
- Generous Reception Rooms.
- Wrap Around Garden With Entertaining Area.
- Separate Hot Tub Area.
- Detached Garage & Gated Parking.
- Short Distance To Benfleet Mainline Station & Local Transport Links.

Guide Price
£500,000 - £525,000

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Entrance

Double glazed panelled door leading to:

Hall

4' 8" x 4' 8" (1.42m x 1.42m)

Two double glazed windows to front aspect, stairs leading to first floor accommodation, carpet flooring.

Living Room

23' 4" x 14' 10" (7.11m x 4.52m)

Double glazed bay window to side aspect, double glazed window to front aspect, feature fire place, radiator, coving to ceiling, carpet flooring.

Dining Room

13' 4" x 11' 3" (4.06m x 3.43m)

Double glazed window to front aspect, double glazed panelled door leading to garden, radiator, carpet flooring.

Kitchen

12' 1" x 11' 4" (3.68m x 3.45m)

Double glazed window to side aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & half sink with drainer, range cooker, space & plumbing for appliances, splash back tiling, tiled flooring.

Ground Floor W/C & Utility Room

6' 10" x 5' 5" (2.08m x 1.65m)

Double glazed obscure window to side aspect, hand basin, low level W/C, space & plumbing for appliances.

First Floor Landing

Coving to ceiling incorporating insulated loft access, carpet flooring.

Master Bedroom

14' 9" x 10' 11" (4.49m x 3.32m)

Double glazed window to front & side aspects, shower area, radiator, carpet flooring.

Second Bedroom

11' 10" x 11' 6" (3.60m x 3.50m)

Double glazed windows to front & side aspects, radiator, carpet flooring.

Third Bedroom

10' 10" x 10' 7" (3.30m x 3.22m)

Double glazed window to side aspect, radiator, carpet flooring.

Fourth Bedroom

11' 7" x 9' 3" (3.53m x 2.82m)

Double glazed window to side aspect, radiator, built in wardrobes, storage cupboard, carpet flooring.

Bathroom

9' 5" x 5' 5" (2.87m x 1.65m)

Double glazed obscure window to side aspect, P shaped bath with raised shower system over & shower screen, pedestal hand basin, low level W/C, storage cupboard, tiled walls, carpet flooring.

Wrap Around Garden

Mainly laid to lawn on one side, paved entertaining area on the other side, fences to boundary, large shed,

Detached Garage

23' 6" x 16' 4" (7.16m x 4.97m)

Up & over door, power & lighting, storage area & work tops.

Parking

Hard standing driveway for up to 4 vehicles, gated.

Private Hot Tub Area

Walled & fenced on all sides, gated access, paved entertaining area, hot tub to remain.

Front of Property

Path leading to entrance, mainly laid to lawn.



While every effort has been made to ensure the accuracy of the floorplan, the agent does not accept any responsibility for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used in conjunction with the property in person. The agent, its agents and its employees are not to be held responsible for any errors or omissions in this plan. See also the agent's disclaimer on the agent's website.

Local Authority Information

Castle Point Borough Council

Council Tax Band: E

01268 755626

morganbrookes.co.uk

Guide Price

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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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