

Mornington Road, Canvey Island, SS8 8BW



GUIDE PRICE £340,000

WILLIAMS & DONOVAN are delighted to offer for sale this spacious three double bedroom detached bungalow with two reception rooms. Located within short walking distance of Canvey town centre, the property benefits from having a spacious kitchen, ensuite to master; garage; off street parking for three vehicles and a South backing rear garden. EPC rating - D. Our ref: 12666

Directions: From Victoria House roundabout, take the B1014, Somnes Avenue. Continue across at the roundabout onto Central Wall Road, towards Canvey Town Centre. At the next roundabout, turn left onto Climmen Road. Take the 1st turning on the right into Wittem Road. Take the 3rd turning on the right into Mornington Road.



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Accommodation comprises:

Entrance via double glazed door to:

ENTRANCE HALL

Obscure double glazed window to front aspect. Airing cupboard housing hot water cylinder. Loft access. Radiator. Doors to:

LOUNGE 18' x 12' 1" (5.49m x 3.68m)

Smooth ceiling with spotlights. Double glazed French style doors to REAR GARDEN. Double glazed bay window to side. Wall lights. Radiator. Laminate wood flooring.



DINING HALL 13' x 9' 1" (3.96m x 2.77m)

Double glazed window to rear. Wall lights. Radiator.

KITCHEN 10' 10" x 10' (3.3m x 3.05m)

Double glazed window to side. Door to side providing access. Range of base and eye level units. Roll top working surfaces. Inset stainless steel 1.5 sink drainer. Space for cooker. Space and plumbing for washing machine. Integrated dishwasher. Integrated under counter fridge and freezer. Tiled splash backs. Tiled floor.

BEDROOM ONE 16' 6" x 11' 2" (5.03m x 3.4m)

Double glazed bay window to front. Fitted wardrobes. Radiator. Door to:



ENSUITE

Smooth ceiling. Low level w/c, pedestal wash hand basin and shower cubicle with mixer shower. Heated chrome towel rail.

BEDROOM TWO 11' 1" x 10' 2" (3.38m x 3.1m)

Double glazed window to side. Smooth ceiling. Laminate wood flooring. Radiator.



BEDROOM THREE 10' 2" x 9' 10" (3.1m x 3m)

Double glazed window to front. Smooth ceiling. Laminate wood flooring. Radiator.

BATHROOM 9' 3" x 5' (2.82m x 1.52m)

Smooth ceiling. Obscure double glazed window to side. Three piece suite comprising low level w/c, wash hand basin with storage beneath and panelled bath. Heated chrome towel rail. Part tiled walls.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property, a paved driveway provides off street parking for numerous vehicles and access to GARAGE.

The **REAR GARDEN** measures approx. 55' in width and is South backing. Gated side access. Paved patio. Lawn areas. Shed to remain.

GARAGE 17' 8" x 9' 3" (5.38m x 2.82m)
With electric up and over door. Power and lighting. Door to REAR GARDEN.





TOTAL APPROX. FLOOR AREA 1131 SQ.FT. (105.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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