



**28 George Close  
Canvey Island, Essex SS8 9PU  
£525,000**



## Introduction

**PLANNING GRANTED FOR EXTENDING \* BAKS ON TO GOLF COURSE** Located on the ever popular Castle View development and backing directly on to the Golf Course is this attractively styled modern property which is a short distance to Benfleet Train station with links to London Fenchurch Street, viewing is essential to appreciate the extensive accommodation on offer which includes two reception rooms, contemporary glass conservatory housing hot tub, which is to remain, and completing the ground floor accommodation is a modern kitchen with granite working surfaces with oven, hob & extractor, utility room and cloakroom. On the first floor off of a spacious landing are four good sized double bedrooms, the master bedroom benefiting from its own en-suite and panoramic views of the Golf course. In addition to the top floor of the property is a boarded out loft room with window, which is accessed via a pull-down ladder. Externally there is ample off street parking to the front connecting to a double sized garage. Solar panels.

## Hall

composit entrance door into spacious hall with stairs connecting to the first floor with cupboard under. Coved and textured ceiling, radiator. Doors connecting to the ground floor accommodation, laminate flooring.

## Cloakroom

Double glazed window to the side elevation, low level w/c, pedestal wash hand basin, radiator, tiling to the floor, textured ceiling.

## Lounge 16'9x13' (5.11mx3.96m)

Part wallpaper decor to the walls, double-glazed patio doors connecting to the glass conservatory, two radiators, feature fireplace with wooden surround and marble hearth, coved and textured ceiling, dimmer switch and laminate flooring.

## Glass Conservatory 14'9x9'8 (4.50mx2.95m)



Full length glass doors and windows to three elevations, glass roof. This room houses a superb hot tub which is included in the sale price, air conditioning unit.

## Dining Room 14'5x11'6 reducing to 8'11 (4.39mx3.51m reducing to 2.72m)

Lead lite double glazed window to the front elevation, radiator, coved and textured ceiling and part wall paper decor, carpet.

## Kitchen 13' reducing to 9'5 x 11'11 (3.96m reducing to 2.87m x 3.63m)



Double glazed window to the rear elevation overlooking the Golf course. Extensive range of wood fronted doors and drawer units to base level. Space for domestic appliances with ample granite working surfaces over. Inset ceramic hob with oven underneath and overhead stainless steel extractor. Tiling to splash backs. Matching units at eye level with corner shelf with concealed lighting under. Breakfast bar area, door connecting to:-

## Utility Room 9'5x5'2 (2.87mx1.57m)

Matching tiling to the floor, double-glazed door connecting to the garden, wood style rolled edge working surfaces with space for domestic appliances under including plumbing for washing machine. Wall mounted gas fired boiler, units at eye level.

## First Floor Landing

Spacious landing with double glazed window to the side, access to the loft, paneled doors off to the accommodation.

## Bedroom One 16'10x13'1 (5.13mx3.99m)

A large master bedroom with double glazed window to the rear elevation with views of Canvey's Golf course. Laminate style flooring, part wallpaper decor to the walls, radiator, coved and textured ceiling. Access to:-

## En-Suite Shower Room

Low level w/c, wash hand basin and 1¼ tiled shower cubicle with power shower. Tiles to the floor and some walls, radiator, double-glazed window to the rear elevation (this window is not obscure).

## Bedroom Two 14'6x11'7 (4.42mx3.53m)

Lead lite double glazed window to the front elevation, coved and textured ceiling, radiator.

## Bedroom Three 16'2x8' (4.93mx2.44m)

Two double-glazed windows to the rear overlooking the Golf course, laminate style flooring, textured ceiling, radiator.

## Bedroom Four 13'2x11'3 (4.01mx3.43m)

Double-glazed window to the rear overlooking the Golf course, laminate style flooring, textured ceiling, radiator.

### **Loft Room 11'3x11'1 (3.43mx3.38m)**



Boarded and carpeted with window set into the roof to the rear elevation. This room is accessed via a loft ladder.

### **Bathroom**

A modern four piece bathroom suite with corner paneled bath in white, low level w/c, white pedestal wash hand basin and tiled shower cubicle. Tiling to the walls in ceramics, double-glazed window to the side.

### **Front Garden**

Block paved off-street parking to the front.

### **Rear Garden**

Mainly laid to lawn with fencing to the boundaries. Gate connecting to the Golf course.

### **Extended Garage 20'10 x 15'3 (6.35m x 4.65m)**

Rear personal door, power and light, roller shutter door.

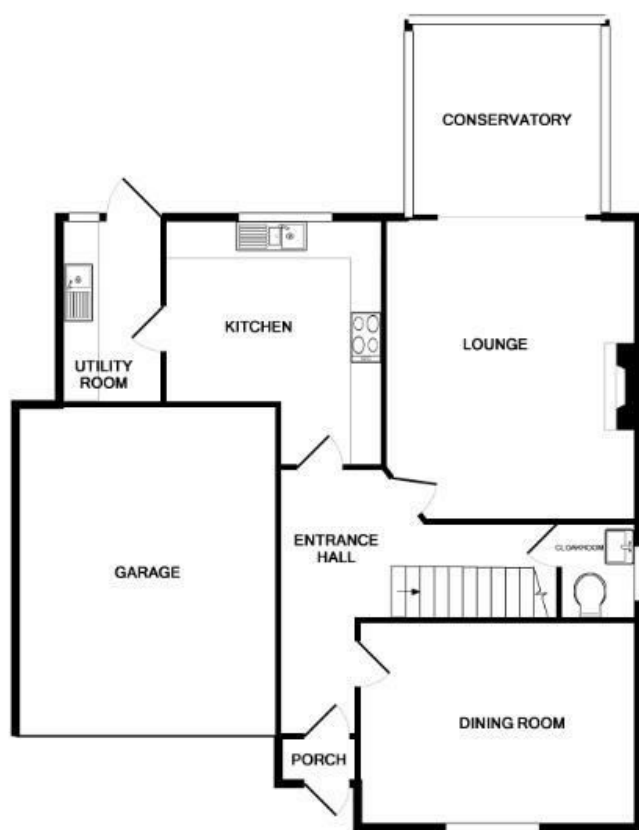
### **Golf Course**



Backs on to Canvey Island's Golf Course

### **Agents Notes**

Planning has been granted for a single storey rear extension  
application Number 17/0230/FUL

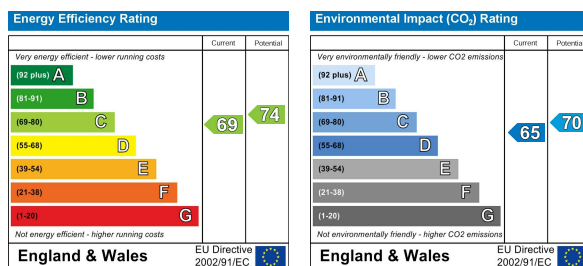


GROUND FLOOR



1ST FLOOR

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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