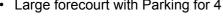
N-ON ESTATES

Station Approach, Canvey Island, Essex. **SS8 9RB**

450,000

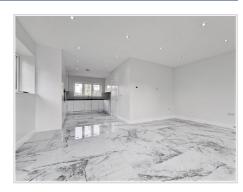


- BRAND NEW LUXURY DETACHED HOUSE
- Stunning Kitchen Diner
- Open Plan Living Room With Bi-Folding Doors
- Ground Floor Guest WC
- Four Double Bedrooms
- Family Bathroom WC
- En-Suite Shower Room WC
- Double Glazed & Gas Central Heating
- · Large forecourt with Parking for 4 cars



Ref: PRA10319

Viewing Instructions: Strictly By Appointment Only









General Description

BRAND NEW LUXURY 4 BED 2 BATH HOUSE: This FULLY DETACHED family home is part of an exclusive development of just 4 houses, Now ready for Viewing CALL NOW

Accommodation

Ground Floor Accommodation

Entrance Hall

Stunning marble tiled floor, stairs to first floor

Ground Floor Wc

Double glazed window, matching marble effect wall and floor tiles, white low level WC and wall mounted wash hand basin

Impressive Kitchen/Diner (13' 2" x 10' 9") or (4.01m x 3.28m)

Double glazed window, Impressive range of white wall and base units with integrated appliances including a split level oven, electric hob and extractor hood, dish washer, washing machine and fridge freezer, gloss effect marble floor tiles and open to:-

Living/Dining Room (17' 0" x 14' 0") or (5.19m x 4.26m)

Double glazed window, patio doors and a large 3 way bi-folding doors to garden, gloss effect marble floor tiles, radiator

First Floor Accommodation

Landing

Double glazed window, doors to all rooms

Bedroom 1 (13' 1" x 9' 3") or (3.99m x 2.83m)

Double glazed window, radiator door to :-

En-Suite Shower Room WC (5' 3" x 5' 2") or (1.59m x 1.57m)

Large walk in shower cubicle with power shower, low level WC, vanity unit wash hand basin with mixer taps, powered mirror with built in light, extractor fan and radiator

Bedroom 2 (17' 4" x 7' 5") or (5.29m x 2.26m)

Double glazed window, radiator

Bedroom 3 (11' 6" x 6' 1") or (3.51m x 1.86m) Two double glazed windows, radiator Family Bathroom Wc (9' 11" x 5' 2") or (3.01m x 1.58m) Double glazed window, bathroom consisting of a panelled bath with shower mixer taps, large walk in glass shower cubicle, vanity unit wash hand basin with mixer taps,, low level WC, chrome radiator Second Floor Accommodation Second Floor Landing Bedroom 4 Loft Room (12' 4" x 10' 8") or (3.75m x 3.25m) Double glazed ceiling windows, radiator Rear Garden Mainly laid as lawn, side pedestrian gate Large Forecourt Parking Parking space for 4 cars Services **EPC Rating:87 Tenure** We are informed that the tenure is Freehold Council Tax **Band Not Specified**



























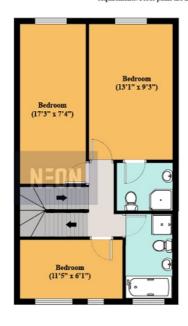






Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. Floor plans are indicative only and subject to change.







Ground Floor First Floor Loft

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.