



Stephen Lane

To book a viewing of this home call, or email us on

01268 514777

enquiries@stephenlaneestates.co.uk

Lionel Road, Canvey Island

OFFERS OVER £375,000 FREEHOLD



Offering family-sized accommodation, and being beautifully presented, this three bedroom semi, a stones throw from the town, should be at the top of your viewing list!

- 3 Bedrooms
- Bath/Shower Room
- Close to local amenities
- Garage and Drive

- Must be seen
- Stunning Family Home
- Town centre location
- Toilets on both floors

76 Furtherwick Road, Canvey Island, Essex, SS8 7AJ, 01268 514777

SALES - LETTINGS - MORTGAGES

Introduction

The current owners of Lionel Road bought this property from us a few years ago, and they have performed a breath-taking transformation on what was a tired, unloved home and is now the stunning family property that you see before you.

Only by stepping foot inside this stylish semi can you truly appreciate the time and effort that has gone into making what it is today.

Stylish neutral colours, and sleek lines, are the order of the day inside the semi detached home, and we are sure you will fall in love with it in the same way we did.

Ground Floor

You enter the property directly from the front, and as soon as you step into the entrance hall you get a good sense of the size and the décor of this property.

At the rear of the home is the lounge, which benefits from bifold doors at one end, not only giving access, but a stunning view across the garden.

This room is a great size space and big enough to accommodate the usual lounge furniture and still have room for an ample size family dining room table, and chairs.

From the lounge,, you have access to the kitchen, which provides an extensive range of both wall and base level units and work surfaces. The sink unit is strategically placed under the window to enjoy the garden view.

Completing this level is the ground floor toilet.

First Floor

The landing provides access to all of the first floor accommodation.

There are three good size bedrooms on this level, with the main two enjoying a view across the garden.

There is also a bathroom with both panelled bath and shower cubicle, as well as wash hand-basin, and lastly, there is a separate WC on this level.

Outside

To the front of property there is a drive leading to the integral garage with up and over door and side access to the rear garden.

The impressive sized rear garden commences with pipe past care area with a reminder been mainly laid to lawn

Measurements and other features

Lounge: 17 x 12'6

Kitchen: 11'8 x 8'7

Separate WC

Landing

Master Bedroom: 12'8 x 12'8

Bedroom 2: 10'2 x 7'10



Bedroom 3: 11'11 x 6'8
Bathroom
Separate WC
Drive to front
Garage
Rear Garden



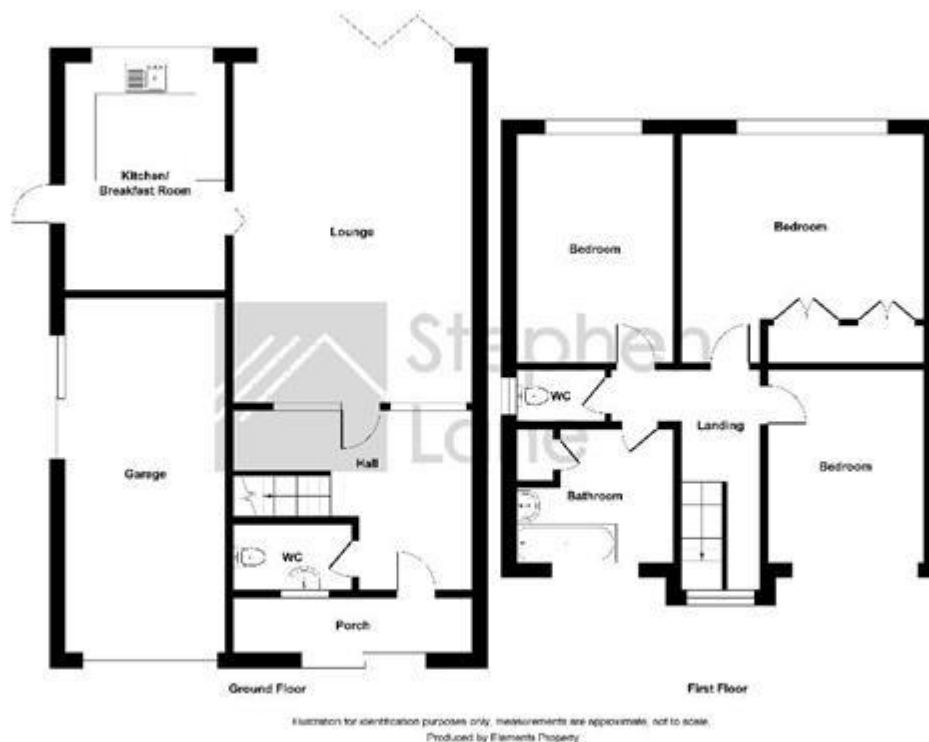
For your Sat-Nav

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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