



Stephen Lane

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

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Juliers Close, Canvey Island

OFFERS OVER £325,000 FREEHOLD



Appearances can be deceptive and you will see what we mean when you step foot inside this 3 bedroom home as it is so much bigger than the outside suggests, benefitting from a first floor conversion. Be the first to see!

- Conservatory
- Converted Bungalow
- Garage and Drive
- Kitchen

- Lounge/Diner
- Seperate W.C
- Shower Room
- Three Bedrooms

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

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Introduction

Nestled at the end of Juliers Close, you will find this 3 bedroom property that really needs to be viewed to truly appreciate the accommodation on offer!

The property has benefitted from a first floor conversion so the unassuming front view doesn't truly give away what you are about to see.

Located centrally on the island, this family home is perfectly placed for all of the amenities that Canvey has to offer.

Ground Floor

You enter the property directly from the front and into a central hallway which provides access to all of the ground floor.

To the right of the property the open plan lounge/diner spans the entire length of the home, with windows to the front, utilising the view into the close, and double doors giving a view, and access, to the garden, meaning light floods into this room from both ends. There is a staircase leading to the first floor.

At the rear of the home, you will find the kitchen, with a range of white gloss units at both eye and base level, with contrasting works surfaces and inset sink unit. There is then a door to the conservatory, at the rear, which is used as a utility room.

Also on this floor is the shower room, with walk in shower cubicle, sink and toilet.

Completing the accommodation on this floor is the third bedroom, located at the front of the home.

First Floor

The first floor landing serves both bedrooms, with windows to either side of the property, and are both equally good sizes.

The landing itself is spacious enough to use as a study area.

Completing the first floor is the First floor WC.

Outside

The property has a garage and parking to one side of the plot, with a good size front garden

The rear garden is mainly laid to lawn with various flower and shrub borders.

Measurements and other features

Lounge/Diner: 24'2 x 11'5

Kitchen: 10'2 x 7'2

Ground floor bedroom 3: 13'2 x 9'11

Conservatory/Utility: 10'10 x 5'7

Bedroom: 10'9 x 10'2

Bedroom: 10'2 x 8'7

Shower Room

Separate Toilet



Parking and Garage
Good size gardens
Gas central heating



For your Sat-Nav

SS8 7EP

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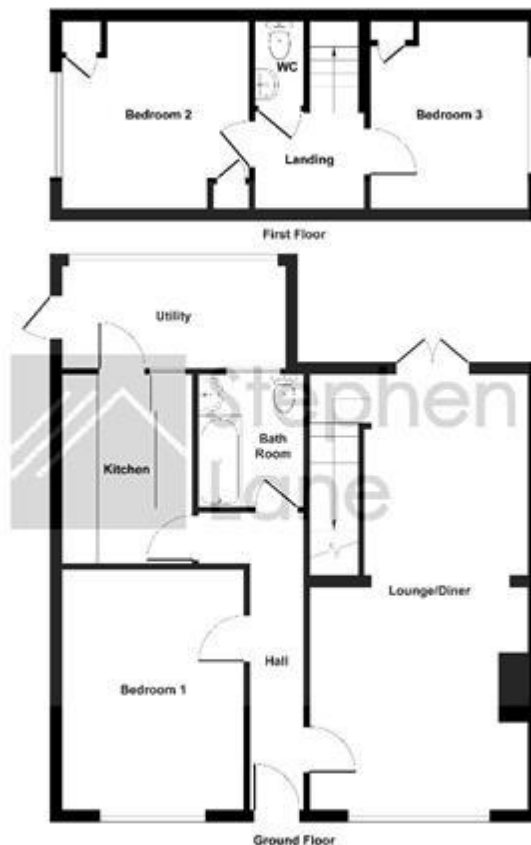


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(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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