



Stephen Lane

To book a viewing of this home call, or email us on
01268 514777
enquiries@stephenlaneestates.co.uk

Strasbourg Road, Canvey Island

£375,000 FREEHOLD



This 3 bedroom home can only truly be appreciated by stepping inside, as although it already looks like a good size home, the front subtly disguises just how big, and versatile, this home really is.

- 2 Bathrooms
- 24' Kitchen
- 3 Bedrooms
- Conservatory

- Dining Room
- Good size lounge
- Utility Room

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

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Introduction

5 Strasbourg is a great size family home, with versatile accommodation, meaning that you can use the different rooms to suit your purposes for example, a fourth bedroom is possible from the reception at the front.

However, those who prefer a more traditional layout, with room for the family to spread out, will probably opt to use it as a three bedroom and keep the separate lounge and diner.

The choice is yours.

Ground Floor

As soon as you step foot inside this home the sense of space grabs you, even just from the hallway. This area serves to access the majority of the accommodation, as well as providing a staircase leading to the first floor

Starting at the front of the home, to the right, there is a good size lounge, which features a grand feature fireplace, giving a natural central focal point to the room.

Behind this, there is a dining room, which is currently used as a sitting area, which is a good enough size for all of the family to gather for dinner, or for you to entertain friends. Double doors lead to a conservatory at the back of the home.

The conservatory has glazing to three aspects, and double doors giving access to the garden, meaning you can enjoy this part of the home all year round.

Also on this level, and occupying a spot at the rear of the home, is the kitchen.

The kitchen provides numerous storage options at both floor and wall levels, in white gloss, with a generous expanse of work surface in contrasting black gloss. There is an oven hob and hood to remain, and even the kitchen sink!

An adjacent utility room not only gives an extra access point to the garden but allows you to keep your laundry appliances out of the kitchen.

Also on this level is the family bathroom, providing a panelled bath with shower and screen, pedestal basin and close coupled toilet. All finished in complementary ceramics to the walls and floors.

Completing the accommodation on this level is the third bedroom, at the front of the property.

First Floor

The first floor is home to both of the other bedrooms,



and both of which are a good size, especially the master bedroom which occupies the spot at the front of the home. The last bedroom has a view into the garden.

Also on this level is a shower room with walk in cubicle, toilet and wash hand basin

Outside

The front of the home has an expanse of block paving, behind a dwarf retainer wall with ornate wrought iron decals and matching gates leading to the drive, and the front door.

The rear garden is also mainly paved, meaning low maintenance gardening, and there is a summer house

Measurements and other features

Lounge: 20 x 10'7

Dining Room: 18'9 x 11'3

Kitchen: 10'7 x 10'2

Utility Room

Bedroom 3: 15'4 x 7

Conservatory

Bedroom 1: 16'3 x 11'9

Bedroom 2: 11'8 x 10'8

Family bathroom

Shower Room

Square footage (Approx)

1313



For your Sat-Nav

SS8 8EW

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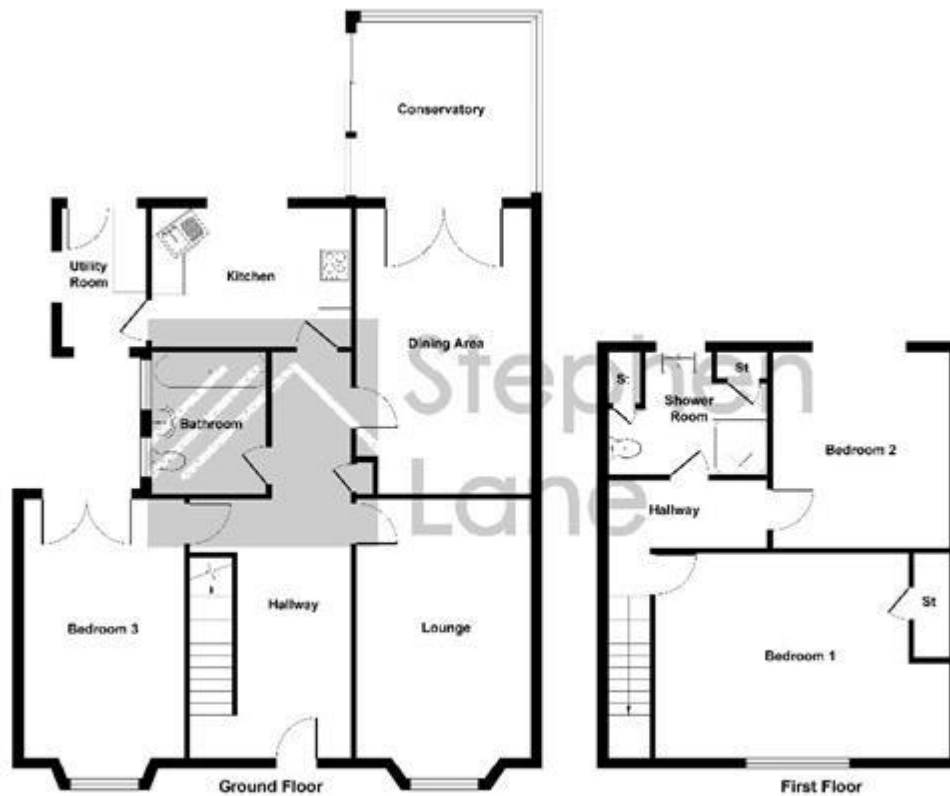


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		71
(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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