

stuart  
thomas



- PARK HOME
- WELL FITTED KITCHEN
- TWO GOOD SIZE BEDROOMS
- EN SUITE SHOWER ROOM

R.642 Kings Park, Canvey Island, SS8 8QJ

Asking Price Of £174,995

This spacious Park Home is located on the popular Kings Park Development. Offered for sale with vacant possession the property offers two good size bedrooms, the master with an en suite and walk in wardrobe. Well fitted kitchen, large Lounge/Diner and family bathroom. Be quick to view!



## Property Description

### ENTRANCE HALL

Double glazed entrance door leads to the entrance hall. Access to the loft. Dimplex heater. Dado rail. Coving. Cloaks cupboard.

### LOUNGE/DINER

19' 5" x 19' 4 max L shaped" (5.92m x 5.89m) This good size room has two double glazed bay windows. Coving. Dado rail. Two dimplex heaters. Further double glazed window. Fire surround with an electric coal effect fire.

### KITCHEN

15' x 7' 11" (4.57m x 2.41m) Well fitted with a range of units at eye and base level with ample work surfaces over. Single drainer one and a half bowl sink unit with a mixer tap over. Ceramic hob and built under oven. Extractor cooker hood. Integrated fridge and freezer and washing machine. Further space for a freezer and tumble dryer. Airing cupboard. Further storage cupboard. Double glazed door and window.

### BEDROOM ONE

10' 8" x 9' 3" (3.25m x 2.82m) Double glazed window. Dimplex heater. Two built in chest of drawers with a window seat between. Coving. Walk in wardrobe with an electric heater.

### EN SUITE

With a 3 piece white suite comprising a low level wc corner wash hand basin and shower cubicle. Double glazed obscure window. Dimplex fan heater. Extractor fan.

### BEDROOM TWO

Double glazed window. Built in wardobes and chest of drawers. Coving. Dimplex electric heater.





#### BATHROOM

With a white 3 piece suite comprising a low level wc pedestal wash hand basin and panelled bath. Dimplex fan heater. Double glazed obscure window. Extractor fan. Coving.

#### OUTSIDE

Large paved patio area leads to the front door. External brick built storage shed.

NB We understand the ground rent payable for this property amounts to £221 per calendar month.





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