



STUART THOMAS  
ESTATES



- VERY LARGE PLOT
- HIGHLY SOUGHT AFTER LOCATION
- THREE RECEPTION ROOMS
- LARGE ENTRANCE HALL

14 Kitkatts Road, Canvey Island, Essex, SS8 0DW

Guide Price £660,000

FEELS LIKE YOU ARE AWAY FROM IT ALL... This beautiful detached house stands on a LARGE PLOT in one of the MOST SOUGHT AFTER ROADS on Canvey Island. Offered for sale with NO ONWARD CHAIN this delightful LARGE FAMILY PROPERTY would make an ideal HOME for a GROWING FAMILY.



## Property Description

### ENTRANCE HALL

Solid wood entrance door leads to the spacious entrance hall. Double radiator. Woodblock flooring. Stairs to the first floor.

### CLOAKROOM

Low level wc and a pedestal wash hand basin. Under stairs storage cupboard. Obscure double glazed window to the rear.

### LOUNGE

17' 8" x 14' 5" (5.4m x 4.4m) This large room has woodblock flooring. Double glazed door and window to the rear. Tiled fireplace with an open hearth. Coving. Radiator.

### DINING ROOM

13' 1" x 12' 5" (4.0m x 3.8m) Another good size reception room has a double glazed window to the front. Woodblock flooring. Double radiator. Tiled fire surround. Coving. Serving hatch.

### KITCHEN

13' 5" x 8' 10" (4.1m x 2.7m) Double drainer stainless steel sink unit with a mixer tap over. 4 ring gas hob. Oven in a housing unit. Double radiator. Double glazed window to the rear. Recess with a storage cupboard. Door to the utility room.

### STUDY

11' 9" x 8' 10" (3.6m x 2.7m) Double glazed window to the front. Double radiator. Woodblock flooring.

### UTILITY ROOM

8' 10" x 6' 10" (2.7m x 2.1m) Double glazed window and door





to the garden. Single drainer stainless steel sink unit. Personal door leads to the garage. Wall mounted gas fired central heating boiler. Wine store and larder cupboard.

#### LANDING

Double glazed window to the side. Airing cupboard.

#### BEDROOM ONE

16' 4" x 12' 1" (5.0m x 3.7m narrowing to 4.7m) Double glazed window to the front. Smaller double glazed windows to the front and side. Built in wardrobe and dressing table unit. Double radiator.

#### BEDROOM TWO

13' 1" x 11' 9" (4.0m x 3.6m) Double glazed window to the side. Built in wardrobe. Double radiator. Picture rail.

#### BEDROOM THREE

13' 1" x 10' 9" (4.0m x 3.3m) Double glazed window to the front. Radiator. Picture rail. Built in wardrobe.

#### WC

Low level wc. Obscure double glazed window to the rear.

#### BATHROOM

This spacious room has a 2 piece suite comprising a panelled bath with a mixer tap and shower attachment. Pedestal wash hand basin. Double radiator. Obscure double window. Three quarter tiling to the walls.

#### GARAGE

15' 8" x 15' 5" (4.8m x 4.7m) With folding doors. Personal door leads to the utility room. Electric consumer unit.

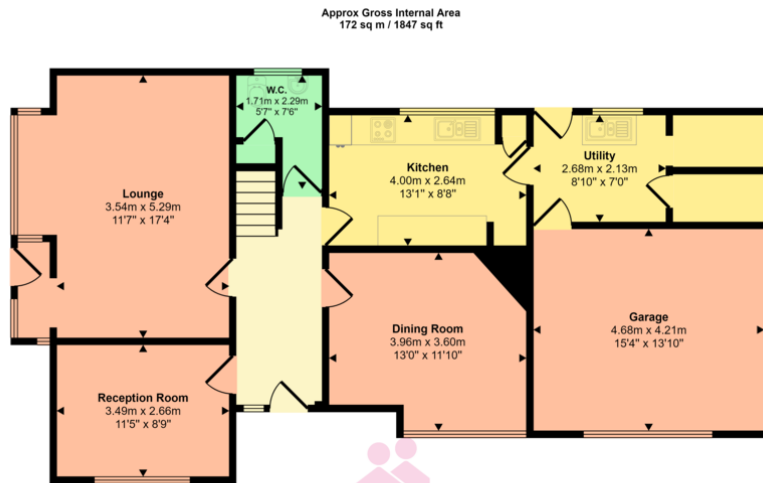


## GARDENS

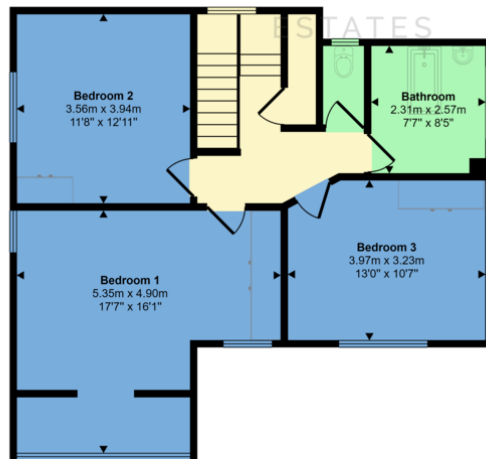
This property stands on large established gardens with a variety of shrubs etc. Crazy paved patio. Shed. Ample parking in front of the garage.

## AGENTS NOTE

Council Tax Band E



Ground Floor  
Approx 102 sq m / 1102 sq ft



First Floor  
Approx 69 sq m / 745 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements