



40 Kellington Road
Canvey Island, Essex SS8 8EH
£600,000

Facing the Creek, Hadleigh Downs and Hadleigh Castle is this stunning and much improved very spacious four bed detached reverse plan house. There are panoramic views from the first floor of the surrounding area and access via three bi-folding doors to a balcony that spans the entire width of the property. The accommodation includes a central entrance hall with three double size bedrooms to the ground floor together with the utility room and stunning fitted bathroom with separate shower cubicle. To the first floor is a good size main lounge/games room with bi-folding doors opening onto the balcony with views of Hadleigh Downs and the Creek. Completing the accommodation is an additional bedroom, cloakroom and recently fitted bespoke modern kitchen/family room and from here two bi-folding doors open onto the balcony. Externally is a secluded rear garden much wider than average together with a large cabin. The garage has been converted for personal use and offers great potential to become an annexe if required subject to the necessary consents.

- ** Stunning detached reverse plan house
- ** Four bedrooms
- ** Potential for annexe subject to the necessary planning consents
- ** Panoramic views from the first floor of the Creek, Hadleigh Downs and Castle.
- ** Three bi-folding doors to the first floor opening onto a large balcony that spans the entire width of the property
- ** Lounge 21'3x19'6
- ** Superb kitchen/family room with various appliances such as twin ovens, fridge/freezer and dishwasher to remain
- ** Utility room with plumbing facilities for washing machine.
- ** Modern gas fired central heating
- ** Double glazed windows throughout
- ** Secluded rear garden larger than average and with log cabin

Hall



Composite double glazed entrance door into the hall with double glazed windows to either side, white panel doors off to the accommodation, carpeted stairs to the first floor, dimmer switch, part wallpaper decor, coved to flat plastered ceiling, tiling to the floor.



First Floor Lounge/Games Room 19'6 reducing to 12'2 x 21'3 (5.94m reducing to 3.71m x 6.48m)



Very impressive spacious lounge particularly enhanced by the decor with large double glazed bi-folding doors opening onto a balcony, further double glazed arched window to the front elevation and double glazed window to the rear and side. Tiled style flooring, coved to flat plastered ceiling, two radiators, open plan to the staircase and doors connecting to the kitchen/family room, bedroom four and the cloakroom.



**Kitchen/Family Room 23'10 reducing to 15'7 x 22'10
(7.26m reducing to 4.75m x 6.96m)**



"L" shaped with tiled style flooring, coved to flat plastered ceiling, ample space for dining room table and further lounge area, circular glazed windows to the rear elevation and large bi-folding double glazed UPVC doors to the front and side both connecting onto the enclosed balcony. A range of bespoke contemporary modern units and drawers at base level plus island unit with cupboards and ceramic hob over, large unit incorporating twin eye-level ovens plus integral fridge/freezer and dishwasher to remain, working surfaces with inset sink.



Balcony



Extending to the full width of the property and extends to the side where the kitchen is, all timber decked and enclosed by metal railings.



First Floor Bedroom Four 9'11x6'8 (3.02mx2.03m)

Double glazed window to the rear elevation, coved to flat plastered ceiling, wallpaper decor.

First Floor Cloakroom



A modern two piece suite comprising vanity unit with inset wash hand basin, low-level w/c, half tiled to the walls, double glazed window to the rear, flat plastered ceiling, column radiator.

Ground Floor Master Bedroom 16'9x1'2
(5.11mx0.36m)



Double glazed to the front elevation, wardrobes which are to remain, tiling to the floor, radiator, textured ceiling

Ground Floor Bedroom Two 12'8x11'7 (3.86mx3.53m)



Double glazed window to the front, radiator, textured ceiling.

Ground Floor Bedroom Three 12'8x10'10
(3.86mx3.30m)



Double glazed window to the rear, part wallpaper decor, radiator, textured ceiling.

Ground Floor Utility Room

Plumbing for washing machine, cupboard housing the modern fitted gas fired boiler, units at eye and base level, work surfaces with inset stainless steel sink, double glazed door and window to the rear elevation.

Ground Floor Bathroom



A truly stunning bathroom with large walk-in tiled shower cubicle with wall mounted shower and large glass screen, large white bath, vanity unit with inset wash hand basin, low-level w/c, flat plastered ceiling, tiled to the walls and floor in tasteful ceramics, wall mounted towel rail, double glazed stained glass window to the rear elevation.

Potential Annexe/Gym 15'5x14'8 (4.70mx4.47m)



Double glazed French doors and window to the front elevation with a range of kitchen units at base level,

Further Annexe Room 9'9x8'8 (2.97mx2.64m)

Two Double Glazed windows to the front elevation

Annexe Bathroom

Three piece white suite comprising low-level w/c, pedestal wash hand basin and bath.

Front Garden

Off-street parking to the front to the front with large side access to the rear garden

Front View



Rear Garden



Mainly laid to lawn with patio area, quite secluded as it backs onto bungalows, large side access and steps leading up to the utility room door. Outside tap and external lighting, fencing to the boundaries, a large log cabin which measures 13'8x9'8.



AGENTS NOTE

The original garage has been altered and set up for personal use and this offers excellent potential to become an annexe if required subject to the usual planning and built consent.

Hadleigh Castle from Canvey Island





GROUND FLOOR
APPROX. FLOOR
AREA 1034 SQ.FT.
(96.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 883 SQ.FT.
(82.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1917 SQ.FT. (178.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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