

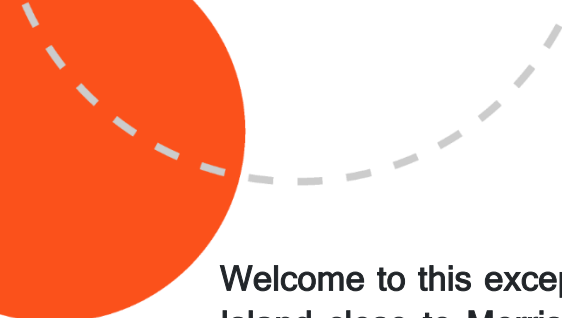


12 Limburg Road, Canvey Island, Essex, SS8 0QJ

Five Bedroom Character Home / Price: Offers Over £640,000 / Tel: 01702 207720

amos



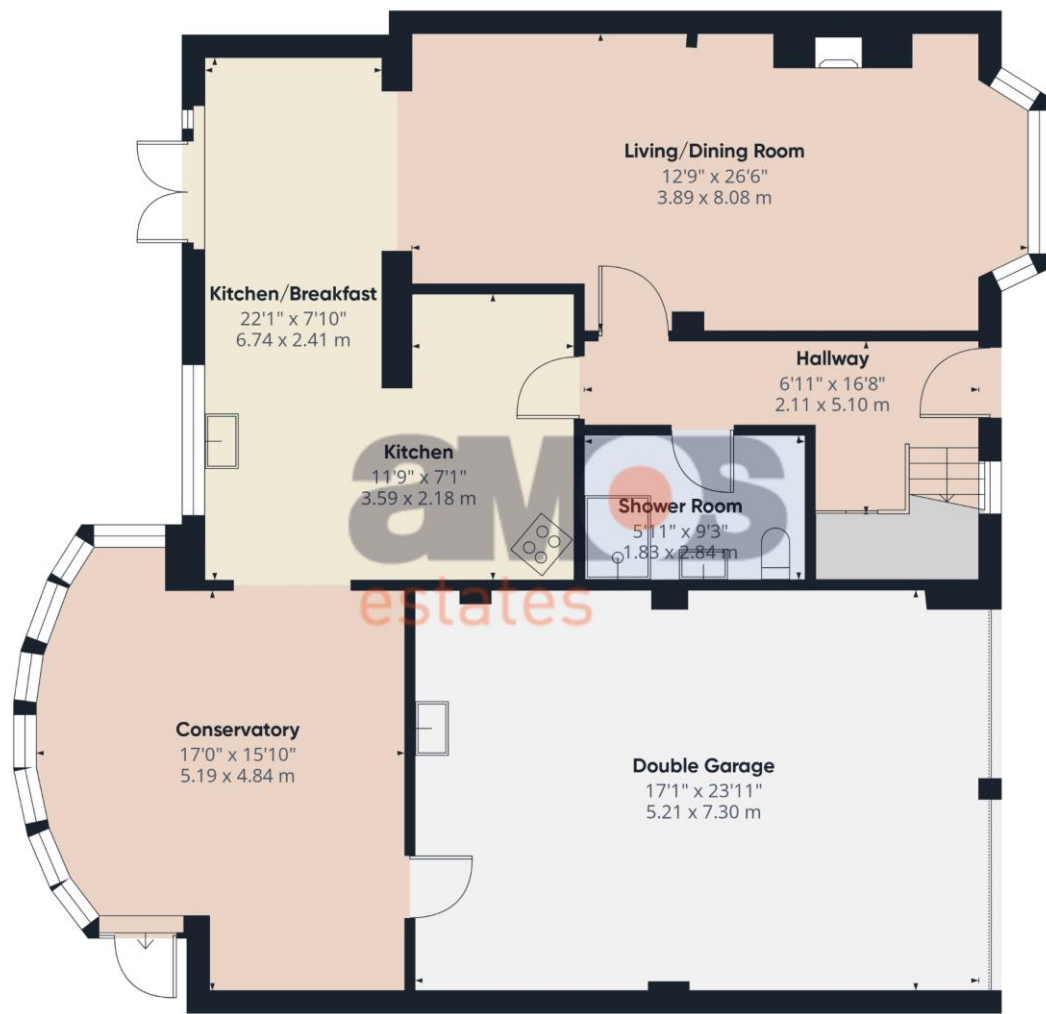


Welcome to this exceptional character family residence, ideally situated on Canvey Island close to Morrisons and within easy distance of Benfleet Train Station. This substantial home provides an inviting and versatile living environment, perfect for the most demanding of families or those seeking dual living with older or younger relatives. The house delivers space, comfort, and more than a touch of luxury. The thoughtfully designed layout that promotes effortless liveability. The heart of this home is undoubtedly the huge open-plan living and dining room, a bright and spacious area that seamlessly connects, offering an ideal setting for both everyday family life and entertaining guests. Imagine cosy evenings spent together or lively gatherings flowing effortlessly between these generous spaces. This property boasts **five well-proportioned bedrooms** on the first floor, providing ample private retreats for every family member. With three modern bathrooms, morning routines will be a breeze, ensuring comfort and convenience for all. The additional reception rooms offer flexible spaces that can adapt to your family's needs, whether as a home office, a children's play area, or a quiet reading room. Outside, the property truly shines with its private garden, featuring a refreshing swimming pool. This fantastic outdoor space is perfect for summer entertaining, creating lasting memories with family and friends, or simply unwinding on a warm afternoon. The garden provides a wonderful extension of the inside living spaces, promoting a harmonious indoor-outdoor lifestyle.

Canvey Island offers a vibrant community feel with great shops, modern sports centre and golf course, a vibrant seafront with beach and nature reserves literally around the corner. We have created a **360' virtual tour** so that you can have an immediate look around this fabulous property, but we would suggest an immediate appointment to view.

Find us on





Ground Floor

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estates

Approximate total area⁽¹⁾

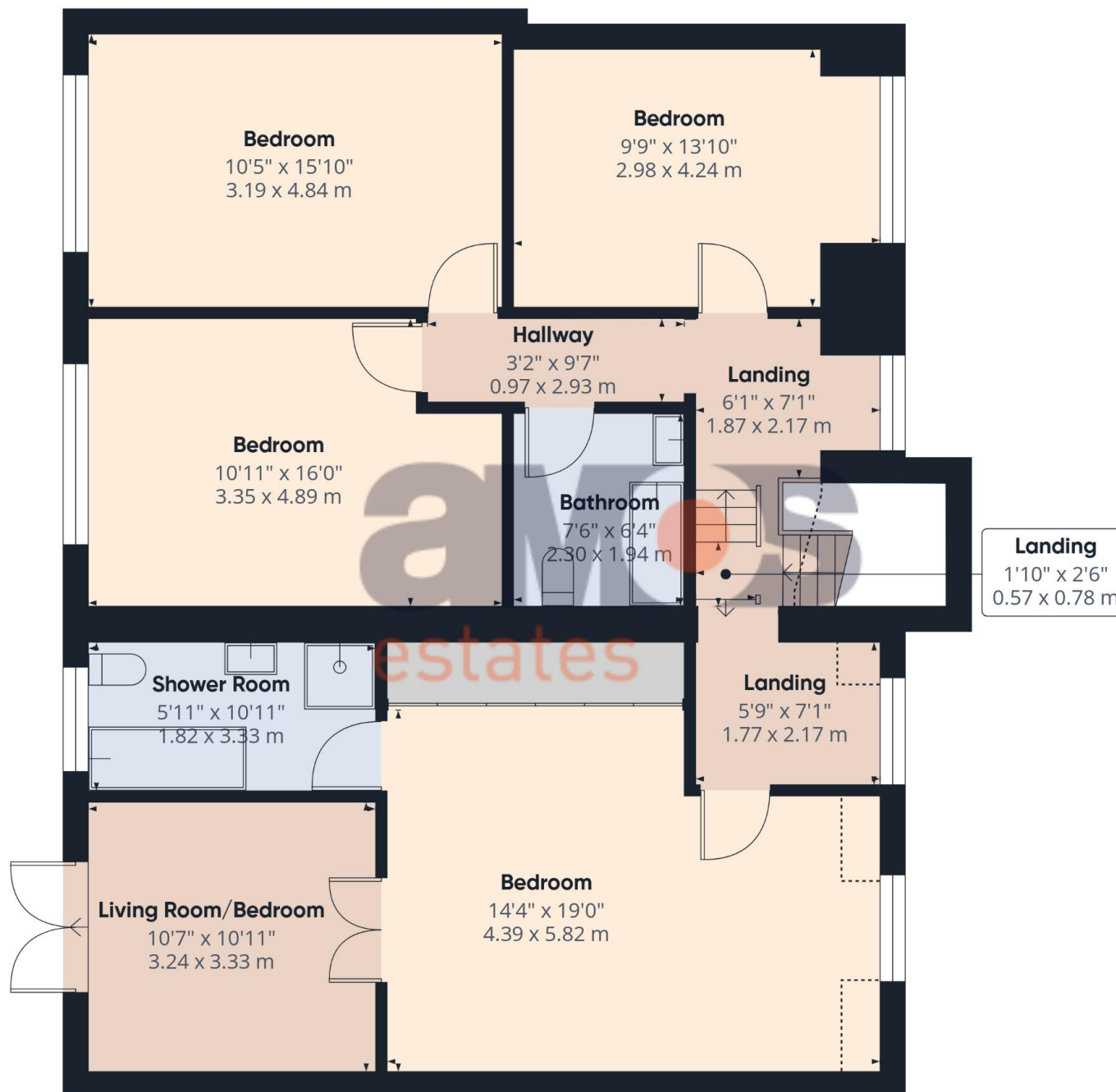
1399 ft²
130 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**A space to
call home.**



First Floor

Approximate total area⁽¹⁾

1087 ft²

101 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Property Information

- / Exceptional five-bedroom semi-detached home
- / Approximately 2486 sq. ft of living accommodation
- / Impressive open-plan Kitchen and Breakfast Room
- / Separate living room with access onto Dining Room
- / Double Glazed Conservatory
- / Ground Floor Shower Room
- / Five first floor Bedrooms, Family & En-suite Bathroom
- / Landscaped rear garden with patio and Swimming Pool
- / Driveway providing ample off-street parking and Double Garage
- / EPC Rating: F
- / Council Tax Band: C
- / 360' Virtual Tour Available



Entrance Hall /

16'8 x 6'11

Double glazed entrance door and window to front aspect, plastered and coved ceiling, wood effect floor covering, return staircase to first floor accommodation with fitted carpet and wood balustrade, understairs storage cupboard, radiator, power points, doors leading off:

Ground Floor Shower Room /

9'3 x 5'11

Modern suite comprising of integrated toilet with push button flush, vanity unit with glass sink and mixer tap and a corner shower cubicle with fitted shower, tiled walls and floor, chrome towel radiator, extractor fan, plastered ceiling.

Open Plan Living Room & Dining Room /

26'6 x 12'9

Double glazed bay window to front aspect, wood floor covering, wall light points, feature fireplace with brick media wall, timber mantle and space for ornamental fire, power points, space for large family dining table, coved and plastered ceiling with inset spotlights, radiators, square archway leading into:

Kitchen and Breakfast Room /

22'1 x 7'10 + 11'9 x 7'1

Double glazed doors leading onto and overlooking the rear garden, tiled floor, wall light point, feature tiled wall, radiator, power points, access to kitchen space which is fully fitted at both eye and base level in range of wood units with working surface over, feature glazed display cabinets, integrated dishwasher, inset sink unit with mixer tap, breakfast bar area with seating, integrated oven and hob, canopied extractor fan, double glazed window overlooking the garden, tiled work areas, power points, tiled floor, coved and plastered ceiling with spotlights.







Conservatory /

17'0 x 15'10

Feature tiled wall, coved and plastered ceiling, tiled wood floor with tiled skirting, double glazed windows to rear aspect and door, power points, access to:

Double Garage /

23'11 x 17'1

Two individual garage doors, fluorescent light strip fittings, kitchen work top with appliance space below for washing machine and dryer, space for freestanding fridge & freezer, wall mounted boiler, power points.

Galleried Landing /

Stairs from ground via half landing with fitted carpet, two double glazed windows to front aspect, fitted bookcase and seating space, power points, plastered ceiling, doors leading to rooms.

Bedroom One /

19'0 x 14'4

Double glazed window to front aspect, full range of bedroom furniture with wardrobe and cupboard space, fitted carpet, plastered ceiling, power points, access to:

Bedroom Five/Living Room /

10'11 x 10'7

Useful multi-use room which could be dressing room, nursery, living room or another bedroom, fitted carpet, coved and plastered ceiling, radiator, double glazed doors leading onto sun balcony.

En-Suite Bathroom /

10'11 x 5'11

White suite comprising of toilet with wooden seat and lid, tiled bath with hand rails and separate taps, pedestal wash hand basin with taps, corner shower cubicle with fitted shower unit, tiled walls and floor, double glazed window, extractor fan, coved and plastered ceiling, radiator.





En-Suite Bathroom /

10'11 x 5'11

White suite comprising of toilet with wooden seat and lid, tiled bath with handrails and separate taps, pedestal wash hand basin with taps, corner shower cubicle with fitted shower unit, tiled walls and floor, double glazed window, extractor fan, coved and plastered ceiling, radiator.

Bedroom Two /

16'0 x 10'11

Double glazed window to rear aspect, full range of fitted bedroom furniture to include cupboard and wardrobe space, fitted carpet, power points, coved and plastered ceiling, radiator.

Bedroom Three /

15'10 x 10'5

Double glazed window to rear aspect, radiator, fitted carpet, fitted wardrobe and cupboard units, coved and plastered ceiling, power points.

Bedroom Four /

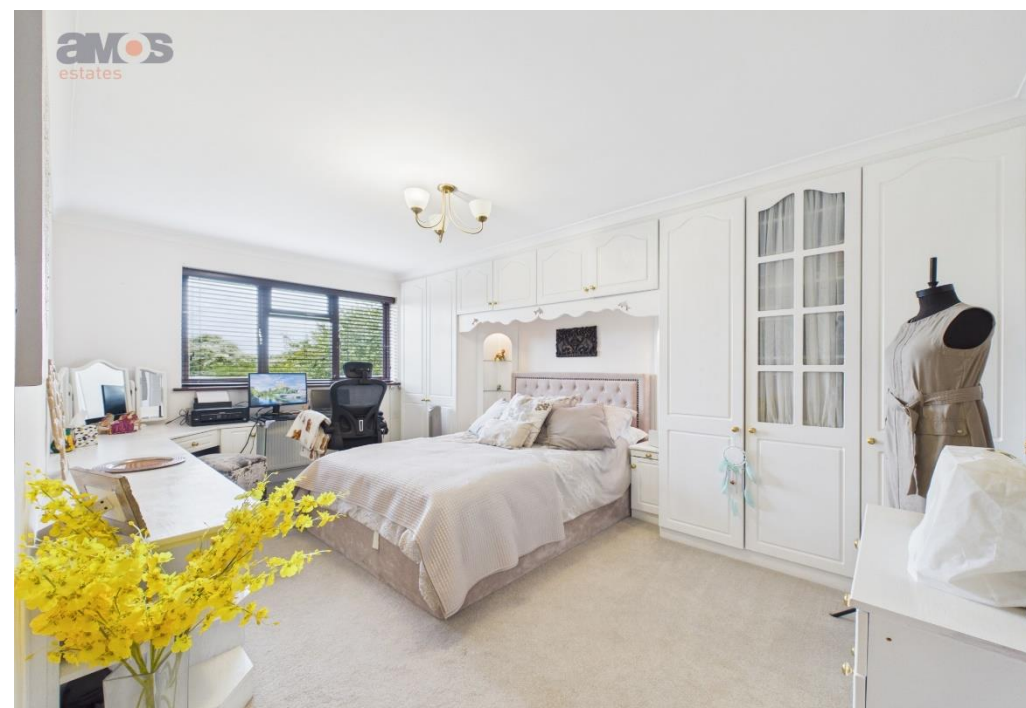
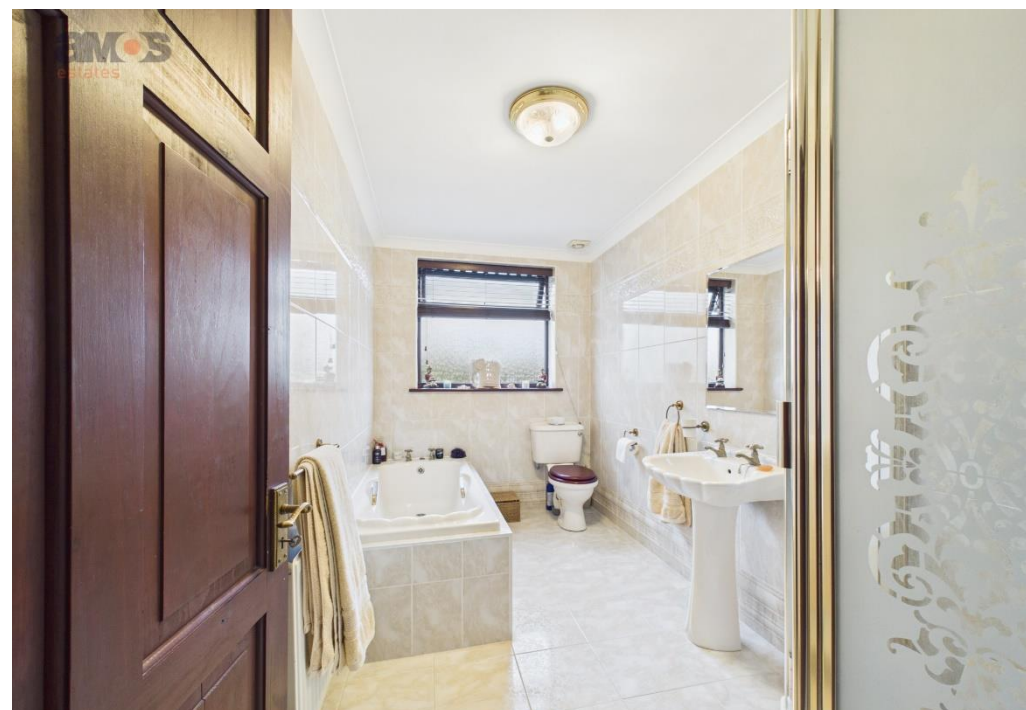
13'10 x 9'9

Double glazed window to front aspect, fitted carpet, power points, radiator, plastered ceiling, fitted wardrobe and cupboard space.

Bathroom /

7'6 x 6'4

White floret suite comprising of pedestal wash hand basin with separate taps, corner bath with mixer taps and handheld shower attachment and toilet, radiator, tiled walls and floor, coved and plastered ceiling with extractor fan.





Rear Garden /

Side access to front via gate, large, paved patio area to the immediate rear of the house, lawn area, mature planting, railway sleeper raised borders, swimming pool with cover, large wooden summerhouse, fenced boundaries.

Front Garden /

Paved parking area for vehicles, brick wall, access to garage, mature tree.

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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

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