



## Village Drive, Canvey Island

**£375,000** Freehold

Ali & Co are delighted to present this beautifully maintained 3 double bedroom semi-detached property, located on a sought-after road close to local shops and amenities.

Close to schools, shops & transport links | Contemporary downstairs family bathroom | Available to view now | Driveway and garage | Extended | Semi Detached House | Three Bedroom Home |

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**Ali&Co**  
PROPERTY SERVICES

## THREE BEDROOM FAMILY HOME

Ali & Co are delighted to present this beautifully maintained 3 double bedroom semi-detached property, located on a sought-after road close to local shops and amenities. This charming home boasts a range of modern features, including a recently fitted kitchen, a contemporary bathroom, and a spacious conservatory. The property also benefits from a landscaped rear garden, perfect for outdoor relaxation.

### Key Features:

- 3 Double Bedrooms
- Spacious Conservatory
- Recently Fitted Kitchen
- Modern Fitted Bathroom
- Landscaped Rear Garden
- Desirable Location close to local amenities and transport links.

### Room Dimensions:

- Hallway
- Ground Floor Shower Room – 10'11 x 6'2
- Lounge – 13'11 x 10'11
- Dining Room – 11'11 x 10'11
- Kitchen – 10'1 x 9'5
- Conservatory – 14'4 x 9'5
- WC – 6'7 x 2'11
- Garage – 13' x 9'

### First Floor:

- Bedroom 1 – 14'7 x 9'11
- Bedroom 2 – 11'3 x 8'1
- Bedroom 3 – 9'2 x 7'6

### Exterior:

Rear Garden – Approx. 40ft

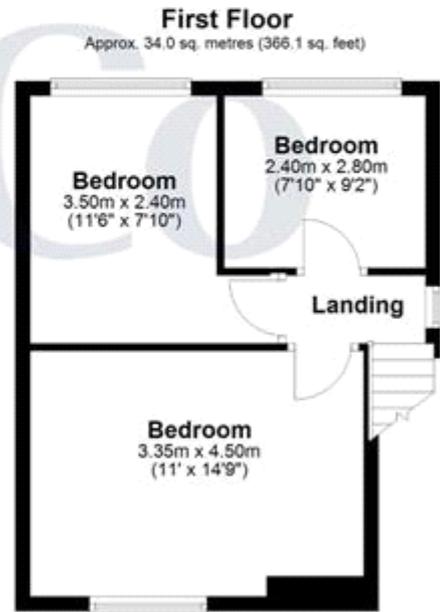
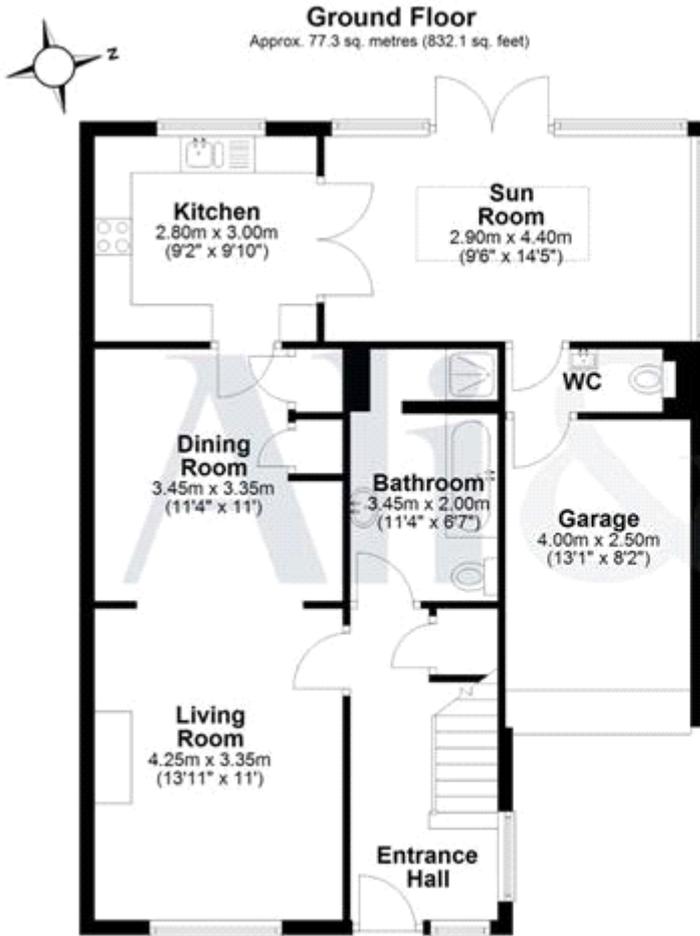
This property offers a fantastic living space with ample potential, making it ideal for families or those seeking a well-connected home in a desirable area.

Contact Ali & Co today to arrange a viewing!

- Council Tax Band: C
- Tenure: Freehold
- Parking options: Driveway, Garage
- Garden details: Rear Garden
- Electricity supply: Mains
- Heating: Gas Mains
- Water supply: Mains
- Sewerage: Mains







Total area: approx. 111.3 sq. metres (1198.2 sq. feet)  
**Village Drive**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
	<b>59</b>	<b>87</b>
<b>England &amp; Wales</b>		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.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.