

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Champlain Avenue, Canvey Island, SS8 9QL



£360,000

WILLIAMS and DONOVAN are pleased to offer for sale with NO ONWARD CHAIN, this four bedroom semi-detached house, which is situated in a quiet residential walkway location, within easy reach of main roads on and off the island. The property benefits from having a spacious lounge; separate dining room; modern kitchen; ground floor cloakroom; four good sized bedrooms; garage with off street parking for three vehicles and a 54' rear garden. EPC rating - C. Our ref: 15879

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

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# Champlain Avenue, Canvey Island, SS8 9QL

Accommodation comprises:

Entrance via uPVC double glazed door to:

## HALLWAY

Radiator. Built in storage cupboard. Laminate flooring. Doors to:

## GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and pedestal mounted hand wash basin. Radiator. Laminate flooring.

## LOUNGE 17' 10" x 17' reducing to 10' 10" (5.44m x 5.18m > 3.3m)

Double glazed window to rear aspect. Double glazed French style doors leading to REAR GARDEN. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboards. Radiator. Wall lighting. Laminate flooring.



## KITCHEN 12' 1" x 8' 3" (3.68m x 2.51m)

Skimmed ceiling. Double glazed window to front aspect. Range of modern base and eye level units with square edged working surfaces. Inset sink drainer. Space for range cooker with extractor fan above. Space for washing machine. Space for dishwasher. Space for under counter fridge and freezer. Tiled splashbacks.

## DINING ROOM 9' 2" x 9' 1" (2.79m x 2.77m)

Double glazed window to front aspect. Radiator. Laminate flooring.



## FIRST FLOOR LANDING

Airing cupboard housing combi boiler. Doors to:

## BEDROOM ONE 13' 7" x 9' 7" max. (4.14m x 2.92m)

Double glazed window to rear aspect. Radiator.



## BEDROOM TWO 12' 3" x 9' 7" (3.73m x 2.92m)

Double glazed window to front aspect. Built in storage cupboard. Radiator.



### **BEDROOM THREE 9' 8" x 8' 8" (2.95m x 2.64m)**

Double glazed window to rear aspect. Radiator.



### **BEDROOM FOUR 8' 5" x 8' (2.57m x 2.44m)**

Double glazed window to front aspect. Loft access. Built in storage cupboard. Radiator.

### **FAMILY BATHROOM 7' 8" x 4' 9" (2.34m x 1.45m)**

Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with shower over. Chrome heated towel rail. Tiled walls.



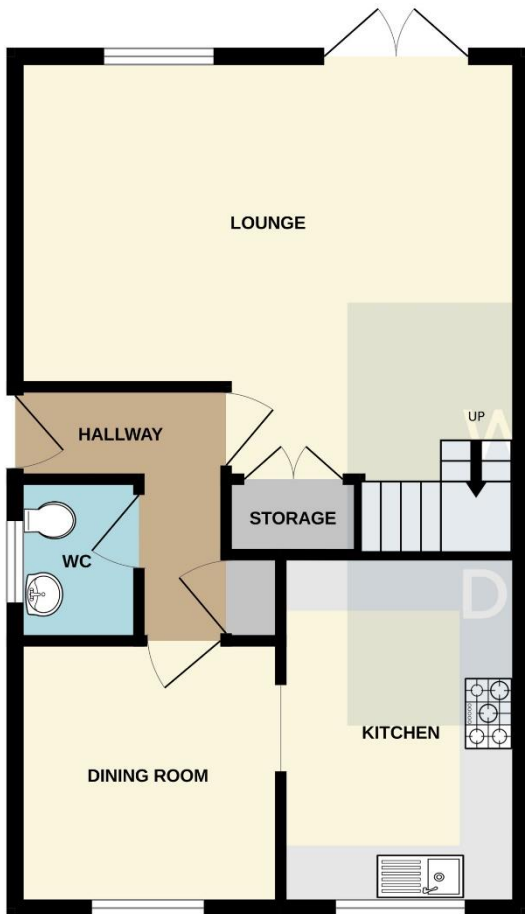
### **OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is a garden area which mostly laid to lawn with shrub borders, which is accessed via walkway with attractive grass area to the front ideal for safe playing area for children.

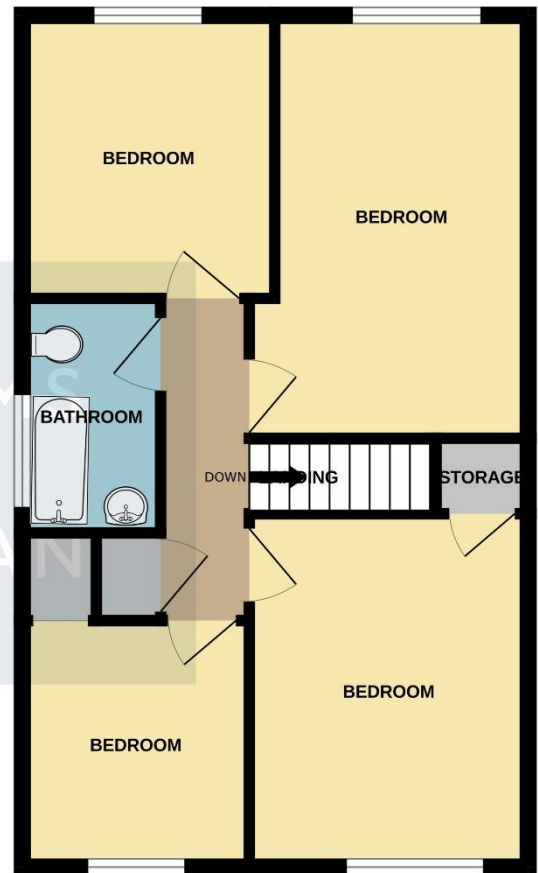
The **REAR GARDEN** measures approx. 54' and commences with paved patio leading to lawn. Rear access gate to driveway at rear. Shed to remain. Gated side access.

**GARAGE** with up and over door.

GROUND FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.