

*To arrange a viewing contact us
today on 01268 777400*



Central Avenue, Canvey Island £325,000

Perfectly blending comfort, convenience, and location, this attractive three-bedroom semi-detached home offers everything a family or commuter could wish for. From its spacious living areas to its sun-filled west-facing garden, the property has been thoughtfully designed for modern lifestyles.

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On the ground floor, you're welcomed by a bright front lounge, a well-proportioned kitchen/diner ideal for gatherings, and a handy W/C. Upstairs, three generous bedrooms and a family bathroom provide ample space for everyone.

The garden, bathed in afternoon and evening sun, is a standout feature, complemented by a garage with rear access and off-street parking.

Located within walking distance of Benfleet train station, the home is perfect for commuters. Families will love being close to respected schools, shops, doctors, green spaces, and the Waterside Leisure Centre — everything you need, right on your doorstep.

Lounge: 14'5" x 16'2" > 12' (4.39m x 4.93m > 3.66m)

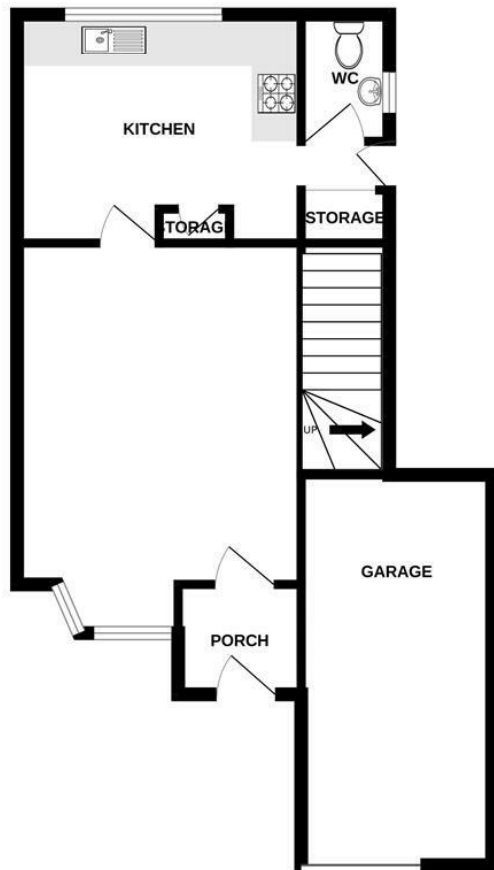
Kitchen/Diner: 12'7" x 10'9" (3.84m x 3.28m)

Master Bedroom: 13'7" x 9'4" (4.14m x 2.84m)

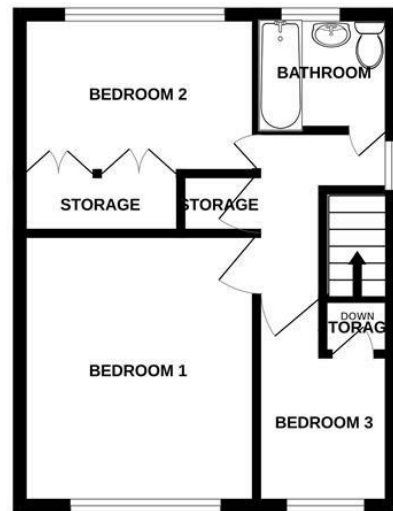
Bedroom Two: 11'3" x 9'4" (3.43m x 2.84m)

Bedroom Three: 10'6" > 8'10" x 6'4" (3.20m > 2.69m x 1.93m)

GROUND FLOOR
538 sq.ft. (49.9 sq.m.) approx.



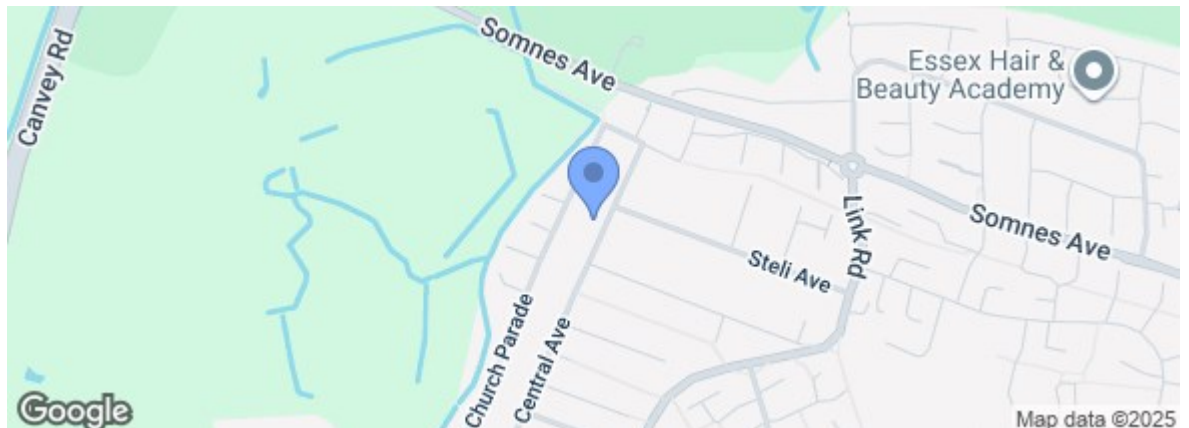
1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.9 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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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 1-10 G	
66 85	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO₂ emissions 92 plus A 81-91 B 69-80 C 55-68 D 39-54 E 21-38 F 1-10 G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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