



\* £375,000- £400,000 \* AMPLE PARKING AND GARAGE \* TASTEFULLY FINISHED THROUGHOUT \* SOUGHT AFTER LOCATION \* A stunning semi detached home that sits on a generous South backing plot and boasting modern interior throughout along with a kitchen family room with centre island, a separate utility/ downstairs WC and a contemporary bathroom suite. There is a large south backing garden with a rear patio area, ideal for entertaining and a detached garage that could be converted to a home office/gym. Located in one of Canvey's finest area, this home is within Castle View School catchment and is walking distance to the beachfront and Canvey High Street.

- Modern three bedroom
- Detached garage semi detached house
- Driveway for at least several vehicles
- Beautiful South backing rear garden
- Contemporary bathroom
- Short walk to Canvey High Street and Seafront amenities
- Impressive kitchen family room
- Utility/ downstairs WC
- Generous bedroom sizes
- Castle View School Catchment

## Meynell Avenue

Canvey Island

**£375,000**

Price Guide



# Meynell Avenue



## Frontage

Providing parking for at least several vehicles, front garden area, side access to garage. Door to:

## Entrance Hallway

13'11" x 5'9"

Smooth coved ceiling with carpeted stairs to the first floor, understairs storage cupboard, composite entrance door to front aspect with adjacent double glazed obscured windows, radiator with cover, wood panelling to one wall laminate flooring. Door to:

## Lounge

15'7" into the bay x 12'8"

Smooth coved ceiling with pendant lighting, double glazed bay fronted window, feature fireplace with a stone surround, wood panelling walls, double radiator, laminate flooring.

## Kitchen Family Room

18'9" x 11'5"

Double glazed window to side aspect, smooth ceiling with inset spotlighting and feature pendant lighting, modern kitchen comprising; wall and base level shaker style units, quartz effect worktop, centre island with breakfast bar, inset sink with mixer tap, space for American style fridge/freezer with top box, integrated bosh oven and grill, four rings integrated bosh induction hob with hot point extractor fan above, plinth lighting with pan draws, integrated dishwasher, radiator, laminate flooring, door to:

## Utility/WC

6'7" x 4'10"

Obscured double-glazed window to the side aspect, smooth ceiling with inset spotlighting, wood panelling, tiled floors, space for washing machine and tumble dryer, vanity unit wash basin, low-level WC, radiator, and cat flap.

## First Floor Landing

Obscured double-glazed window to side aspect, storage cupboard, loft hatch, doors to all rooms, carpet.

## Bedroom One

14'5" x 10'6"

Smooth coved ceiling with pendant light, double-glazed window to front aspect, radiator, and laminate flooring.

## Bedroom Two

12'6" x 10'6"

Smooth coved ceiling, double glazed window to rear overlooking the garden, wood panelling, built-in mirrored sliding door wardrobes, radiator, and carpet.

## Bedroom Three

9'11" x 8'0"

Smooth coved ceiling with pendant light, double glazed window to front aspect, built-in wardrobe, wood panelling, radiator, and carpet.

## Family Bathroom

8'4" x 5'10"

Obscured double-glazed window to rear aspect, smooth coved ceiling with inset spotlighting and extractor fan, panelled bath with shower over with metro tiling splashbacks, vanity unit was basin, low-level WC, towel radiator, radiator, and laminate flooring.

## South Facing Rear Garden

42' approx.

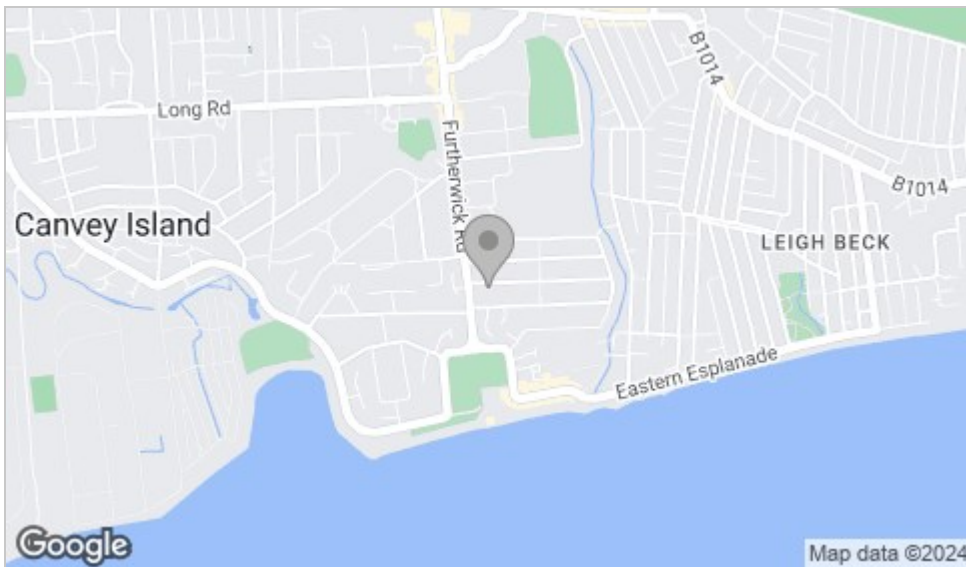
Commences with a patio area with the remainder laid to lawn, flower, and shrub borders, a further patio area to the rear that's ideal for entertaining, access to a garage, and side access back to the front driveway.



# Floor Plan



## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Beech House, 1 Journeymans Way, Temple Farm Industrial Estate, Southend-on-Sea, Essex, SS2 5TF

Office: 01702 811211 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <https://www.bearestateagents.co.uk>

## Energy Efficiency Graph

