



* £500,000- £525,000 * ORIGINALLY FOUR BEDROOMS UPSTAIRS, CURRENTLY THREE BEDROOMS * Nestled in the charming Barbara Avenue of Canvey Island, this detached house offers a perfect blend of space and style. Boasting three to four bedrooms and two bathrooms, this property is ideal for a growing family or those who love to entertain. As you step inside, you are greeted by not one, but two reception rooms, providing ample space for relaxation and social gatherings. The stunning upstairs and downstairs bathrooms add a touch of luxury to everyday living. The heart of this home is the impressive kitchen breakfast room, seamlessly flowing into a dining room that can easily be transformed into a cosy lounge area. There is also a garden/office room off the kitchen breakfast room. The master bedroom is a true gem, offering generous space with fitted wardrobes and the unique feature of originally being two bedrooms merged into one. This could of course be put back to accommodate larger families. Parking will never be an issue with the gated in and out driveway accommodating up to four large vehicles, in addition to the detached garage. Imagine the convenience and freedom of having space for up to 5 vehicles right at your doorstep. This property is a rare find, offering a harmonious blend of comfort, style, and practicality. Don't miss the opportunity to make this house your home in the vibrant community of Canvey Island.

- Imposing detached house
- Three to four double bedrooms
- One to two reception rooms
- Sought after location
- Convenient access on and off the Island
- In and out gated driveway and detached garage
- Two stunning shower rooms on each floor
- Beautifully fitted kitchen open plan to the dining room
- Short walk to the beach front
- Highly regarded school within the area

Barbara Avenue

Canvey Island

£500,000

Price Guide



Barbara Avenue



Frontage

Attractive brick wall perimeter with wrought iron gates, in and out driveway which creates parking for four large vehicles, artificial lawn areas, side access to the rear, access to the detached garage, access to:

Hallway

17'8" x 6'11" > 5'4"

Smooth coved ceiling with a ceiling rose, double glazed windows to both sides, composite entrance door to the front, carpeted stairs to the first floor with understairs storage with utility meters, radiator, ceramic tiled floor, door to:

Dining Room/Lounge Area

13'5" x 11'9"

Smooth coved ceiling with a ceiling rose, double glazed windows to the front, radiator, ceramic tiled floor, dado rail, opening to:

Kitchen Breakfast Room

17'7" x 9'1"

Smooth coved ceiling, double glazed windows to the rear overlooking the garden. Modern cream shaker style kitchen comprising of wall and base level units with a quartz worktop, 1.5 inset sink with dining grooves and mixer tap, hot tap, breakfast bar area, integrated Bosch induction hon with pan draws and an extractor fan above, tiled splashback, integrated Bosch double oven and combination microwave, integrated dishwasher, integrated washing machine, space for an American style fridge freezer, cupboard housing a Worcester wall mounted boiler, ceramic tiled floor, Plinth lighting, pull out larder cupboards, double glazed French doors to the rear leading onto:

Garden Room/Office

7'10" x 6'6"

Smooth coved ceiling, double glazed windows to the side and rear overlooking the garden, UPVC double glazed stable door to the rear, tiled floor, radiator, door to:

Downstairs Shower Room

7'10" x 5'0"

Obscured double glazed window to the side, smooth ceiling with inset spotlights, combined vanity unit wash basin, low level w/c, chrome traditional towel radiator, wet room style shower area with a shower attachment and rainfall head, fully tiled walls and floor.

Lounge/Bedroom Four

16'9" x 10'5"

Smooth coved ceiling with a ceiling rose, double glazed

French doors to the rear leading to the garden, double glazed windows to the front looking over the driveway, two radiators, ceramic tiled floor.

First Floor Landing

Smooth coved ceiling with a loft hatch, carpet, doors to all rooms.

Bedroom One (Originally two bedrooms, now knocked

17'5" maximum x 13'5" > 10'4"

Smooth coved ceiling, double glazed windows to the front, airing cupboard over the stairs, range of fully fitted floor to ceiling wardrobes with a chest of drawers, radiator, carpet.

Bedroom Two

13'9" x 10'4" > 8'7"

Smooth coved ceiling, double glazed windows to the front and rear, eaves storage cupboards, radiator, carpet.

Bedroom Three

11'9" x 9'1"

Smooth coved ceiling with a pendant light, double glazed window to the rear overlooking the garden, radiator, carpet, fully fitted floor to ceiling wardrobes to one wall.

Upstairs Shower Room

6'6" x 7'7"

Smooth ceiling with inset spotlights and an extractor fan, storage cupboard, double walk in shower with a shower attachment and a rainfall head, combined vanity unit wash basin and low level w/c, chrome heated towel rail, tiled walls and floor.

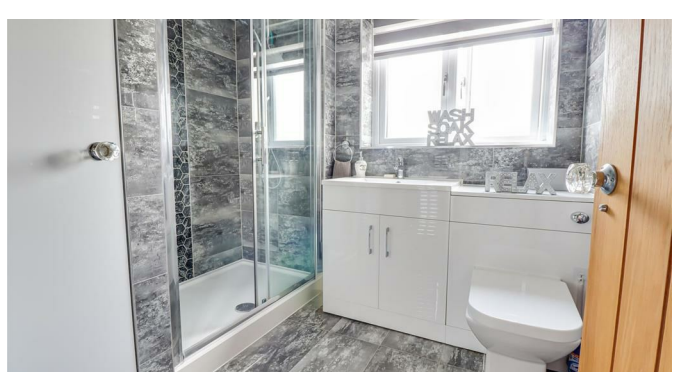
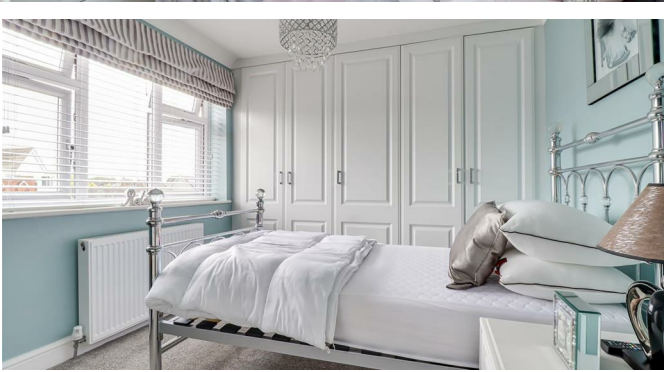
Rear Garden

Commences with a patio area with the remainder artificial lawned with attractive raised flower bed areas, access to the rear of the garage, side access to the front driveway, outside tap, outside lighting.

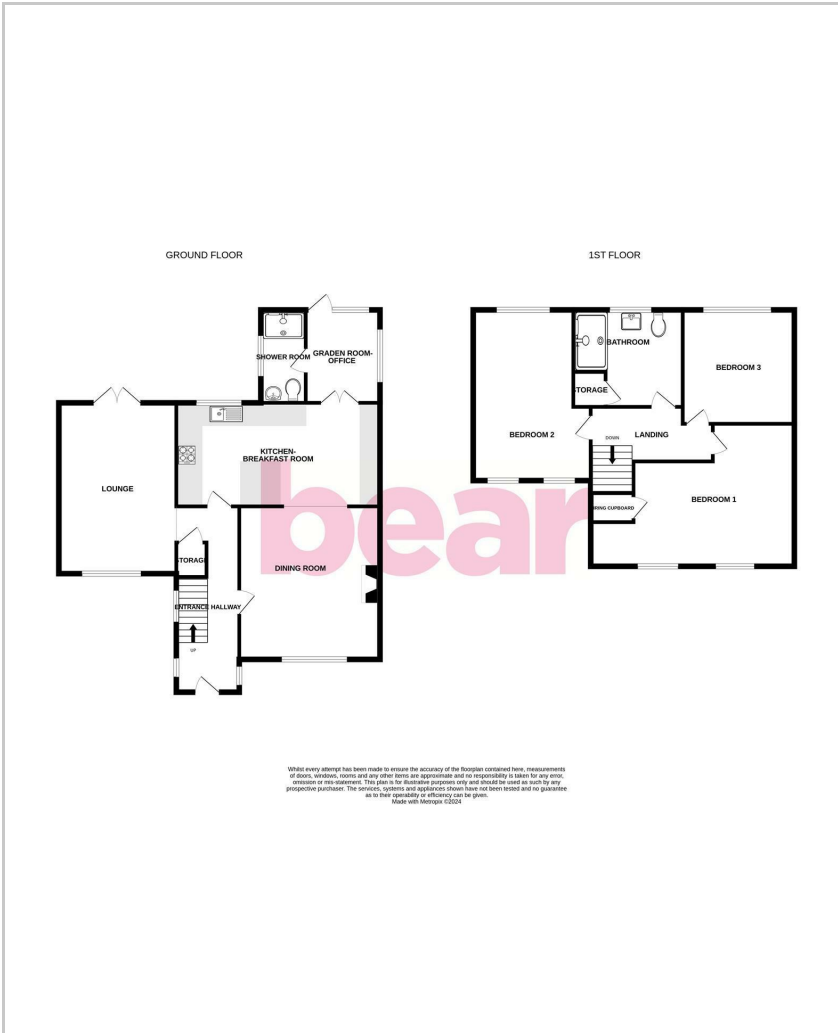
Detached Garage

17'10" x 8'5"

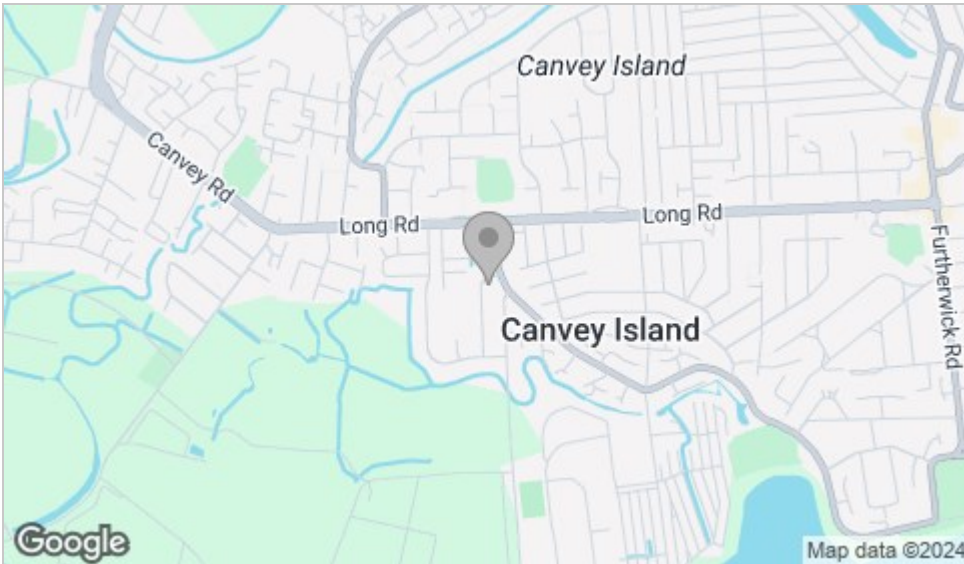
Electric up and over door to the front, power, light, concrete base, space to the rear for overspill appliances such as fridge, freezer, washing machine, tumble dryer, composite door to the side giving access to the rear garden.



Floor Plan



Area Map



Viewing

Please contact our Canvey Island Office on 01268 988 688 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	