



Nestled on Waarem Avenue in the charming Canvey Island, this delightful detached house is an amazing find. Boasting three bedrooms, a spacious open plan lounge diner, and a well-maintained bathroom, this property offers the perfect blend of comfort and style. As you step inside, you'll be greeted by an inviting atmosphere that flows seamlessly throughout the house. The attached garage and driveway provide convenient parking for your vehicle, ensuring you never have to worry about finding a spot. The kitchen, complete with a separate utility room, is a chef's dream, offering ample space to whip up delicious meals for family and friends. Imagine enjoying your morning coffee in the kitchen while basking in the natural light that floods the room. Located just a short stroll away from Canvey High Street, you'll have easy access to a variety of shops, restaurants, and amenities. And for those who love the outdoors, the seafront amenities and playing fields are within walking distance, offering the perfect setting for leisurely strolls or picnics by the sea. Don't miss this opportunity to make this charming house your new home. With its prime location and comfortable living spaces, this property is sure to capture your heart. Book a viewing today and start envisioning the wonderful memories you'll create in this lovely abode.

- Fully detached house
- Three bedrooms and large lounge diner
- Fitted kitchen with separate utility room
- Short walk to Canvey High Street
- Central Canvey location close to favoured schools
- Driveway and attached garage
- Upstairs bathroom and downstairs WC
- Delightful rear garden
- Walking distance to Seafront amenities
- Potential to convert garage

Waarem Avenue

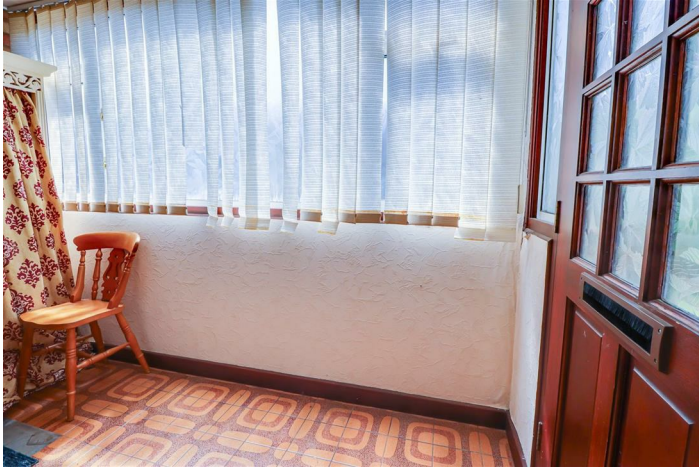
Canvey Island

£375,000

Offers Over



Waarem Avenue



Frontage

Entrance Porch

9'9" x 4'5" > 3'5"

Obscure double glazed windows to front and side, solid wood entrance door to side, inset coconut rug, tiled floor, double glazed patio doors giving access to:

Hallway

10'6" x 5'10"

Coved ceiling, carpeted stairs to first floor, wood flooring, door to:

Downstairs WC

7'5" x 2'8"

Circular window to front, low level WC, vanity unit wash basin, part tiled walls, lino flooring, radiator.

Lounge Diner

21'11" x 12'11"

Coved ceiling, double glazed windows to front and rear, serving hatch to kitchen, double radiator, wood flooring with step up to dining area.

Kitchen

10'11" > 6'0" x 9'0" > 5'10"

Coved ceiling with inset spotlights, double glazed window to rear overlooking garden, kitchen comprises; wall and base level units with square edge granite effect worktop, integrated oven and grill with four ring gas hob, extractor fan above, space for dishwasher, inset sink and drainer with mixer tap, tiled splash backs, tiled floor, understairs pantry cupboard, opening to:

Utility Room

12'2" x 7'4"

Double glazed skylight window, wall and base level cupboards with granite effect worktop, tow double radiators, laminate flooring, space for

washing machine, space for tumble dryer, space for fridge freezer, double glazed door to rear giving access to garden, door to front giving access to garage.

Attached Garage

17'2" x 7'11"

Up and over door to front, concrete floor, power and light.

First Floor Landing

Loft hatch, airing cupboard, double glazed window to side.

Bedroom One

13'0" x 11'7"

Coved ceiling, double glazed windows to front, radiator, carpet.

Bedroom Two

14'5" x 10'0"

Coved ceiling, double glazed windows to rear overlooking garden, radiator, carpet.

Bedroom Three

9'0" x 7'7"

Coved ceiling, double glazed windows to front, radiator, carpet.

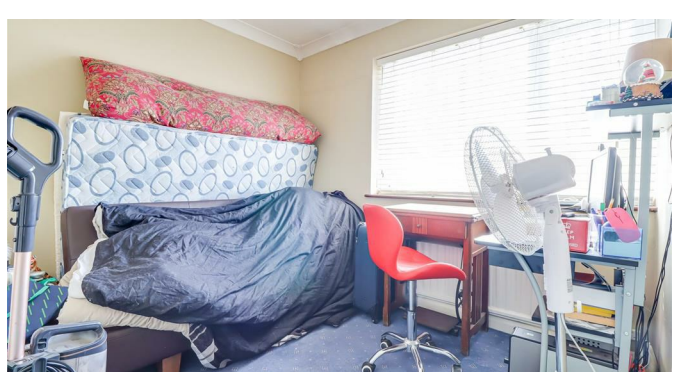
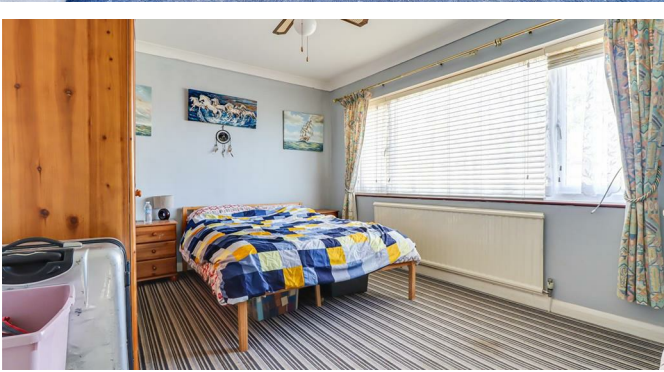
Bathroom

7'8" x 6'1"

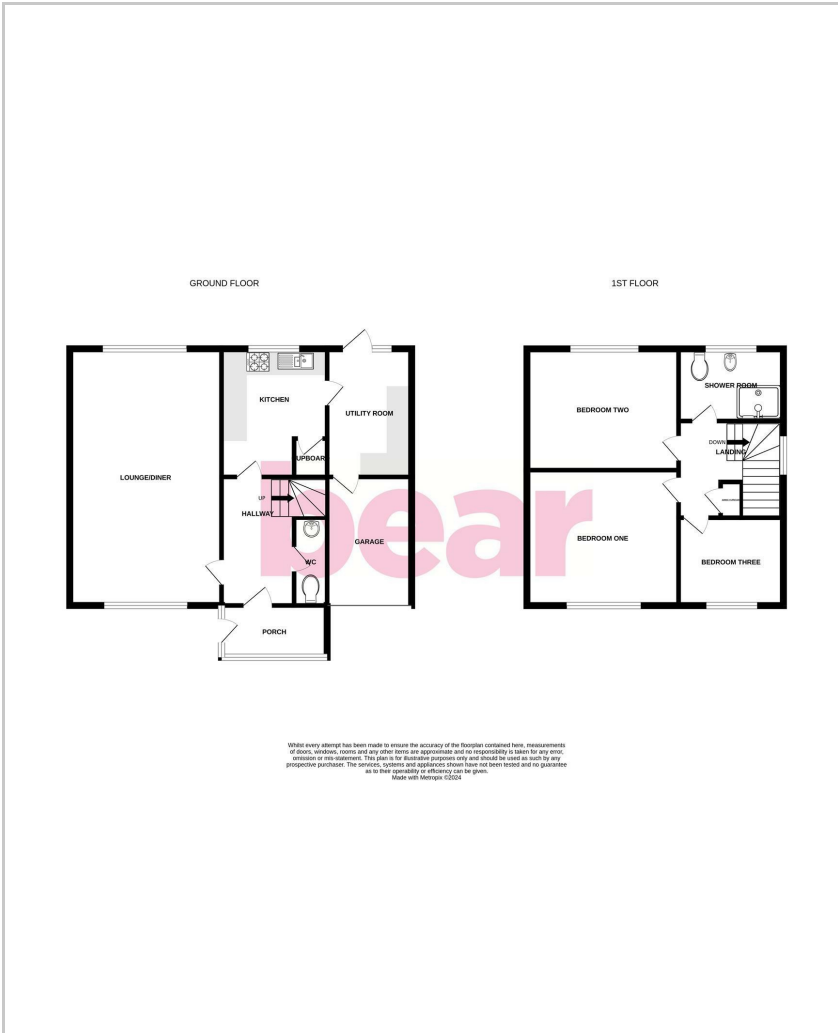
Obscure double glazed windows to rear, wet room style shower, wall hung vanity unit wash basin, low level WC, wall hung chrome heated towel rail, extractor fan, tiled walls.

Rear Garden

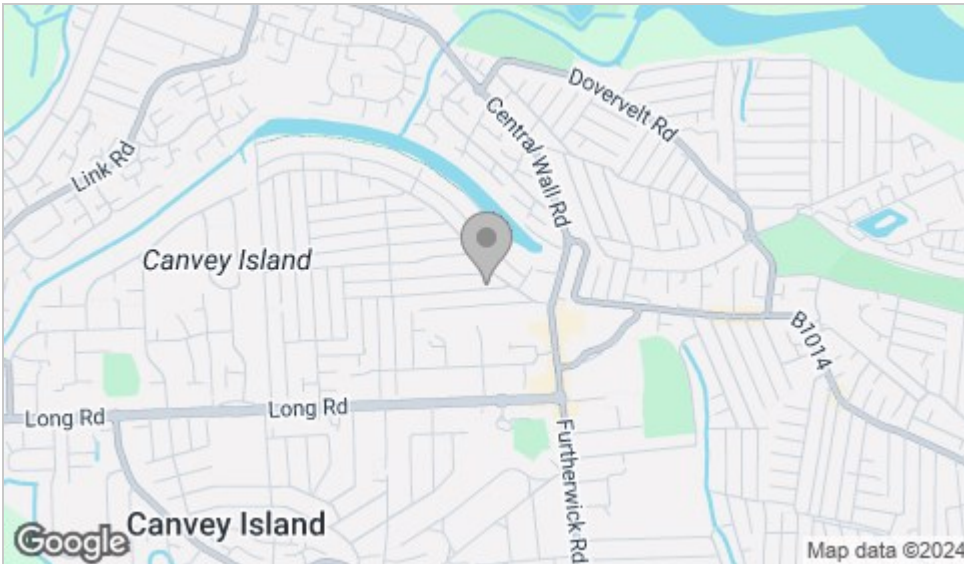
Commences with patio area, lawn area, vegetable patch to rear, outside tap, garden shed.



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.

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.

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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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	