



*169 Central Avenue*



# 169 Central Avenue Canvey Island SS8 9QP

£315,000



Welcome to this charming semi-detached house on Central Avenue in the picturesque Canvey Island. This property boasts a spacious layout with one reception room, three bedrooms, and a modern bathroom, making it an ideal family home.

Situated in a prime location, this house offers convenience with various amenities just a stone's throw away. Everything you need, from bus routes to Morrisons supermarket, is within easy reach. The property features a well-established garden, providing a peaceful, secluded outdoor space to relax and unwind.

One of the highlights of this home is its proximity to essential facilities. You'll find the Benfleet train station, waterside playing fields, and local schools catering to all age groups within walking distance. This ensures that both commuting and leisure activities are easily accessible.

The house's interior is equally impressive, featuring a good-sized lounge perfect for entertaining guests, a large kitchen diner equipped with an oven and hob, and a convenient cloakroom on the ground floor. Additionally, the property includes a garage and parking, offering ample room for vehicles and storage.

Located at the top end of Central Avenue, closer to the golf course and park, this residence provides a peaceful and scenic environment for residents to enjoy. Don't miss out on the opportunity to make this lovely house your new home in Canvey Island.



## Hall

Double glazed entrance door into a small hall with further door connecting into the lounge.

## Lounge

16'9x16'3 (5.11mx4.95m)

Double glazed bay window to the front elevation with two radiators, textured ceiling, door to the kitchen/diner, staircase to the first floor, fitted carpet.

## Kitchen/Diner

12'8x10'8 (3.86mx3.25m)

Double glazed window to the rear, ample space if required for dining room table, laminate flooring, flat

plastered ceiling. A range of wood-styled fronted units, and drawers at base level with space, and plumbing for washing machine, rolled edge work surfaces over with inset four-ring stainless steel gas hob with oven underneath, and overhead extractor. Matching units at eye-level, useful larder-style cupboard.

## Outer Lobby

Open plan to the kitchen/diner with recess with fitted gas fired boiler, and door to the cloakroom, and further double glazed door to the side.

## Cloakroom

A white two piece suite comprising low-level w/c, wash



hand basin, half tiled to the walls, radiator, double glazed window to the side.

### **First Floor Landing**

Double glazed window to the side, access to the loft, airing cupboard, doors off to the accommodation.

### **Bedroom One**

13'7x9'4 (4.14mx2.84m)

Double glazed window to the front, textured ceiling, radiator.

### **Bedroom Two**

10'8x9'4 (3.25mx2.84m)

Double glazed window to the rear, laminate flooring, radiator.

### **Bedroom Three**

10'8x6'4 (3.25mx1.93m)

Double glazed window to the front, radiator.

### **Bathroom**

A modern white three-piece suite comprising bath, units incorporating low-level w/c with push flush, and white sink with twin taps, and cupboard under, half tiled in ceramics, chrome towel rail.

### **Front Garden**

Off-street parking to the front with access to the garage.

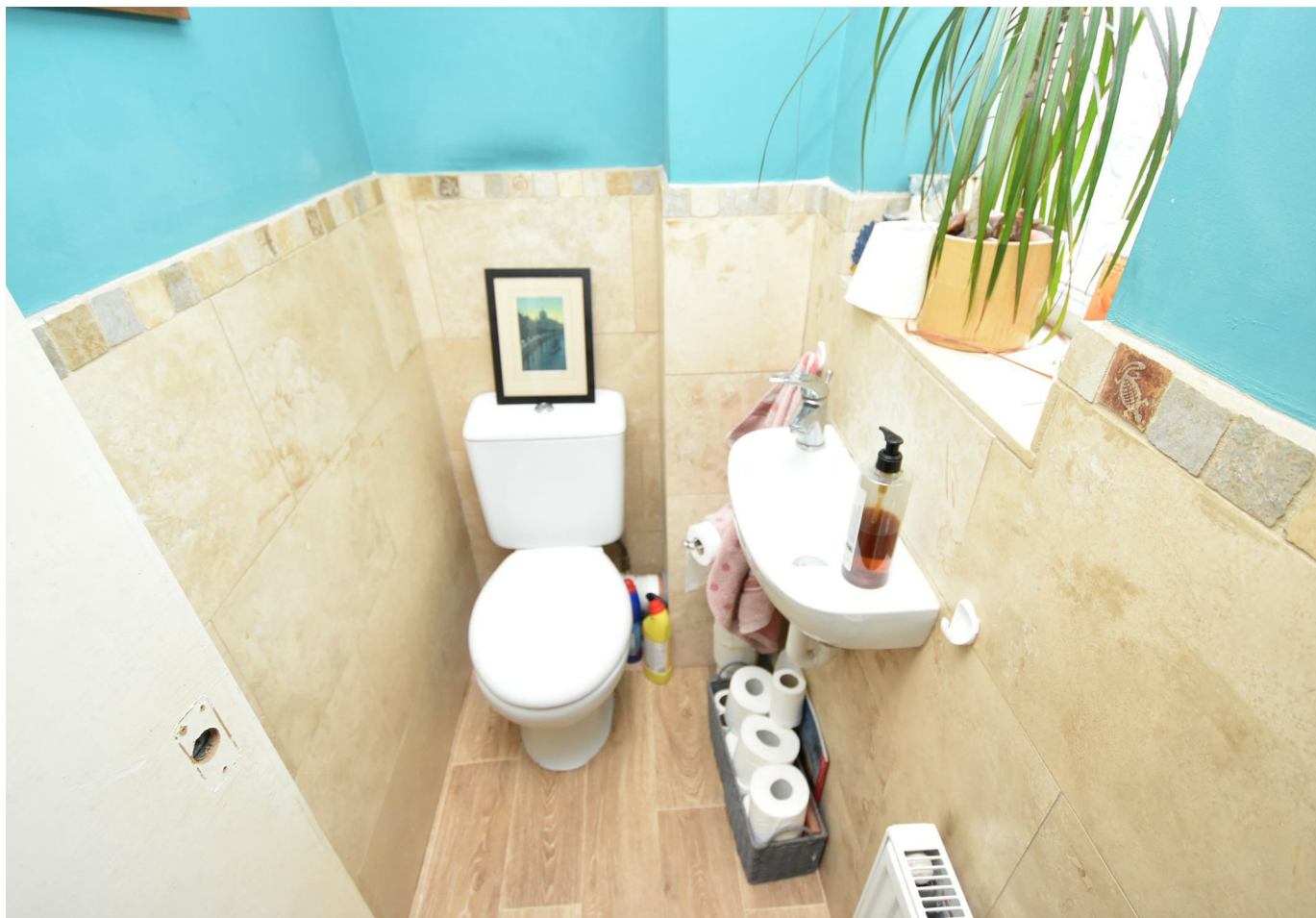
### **Rear Garden**

Offers plenty of privacy and seclusion. A vast array of shrubs/plants to the boundaries with the remainder being mainly laid to lawn with small patio area.

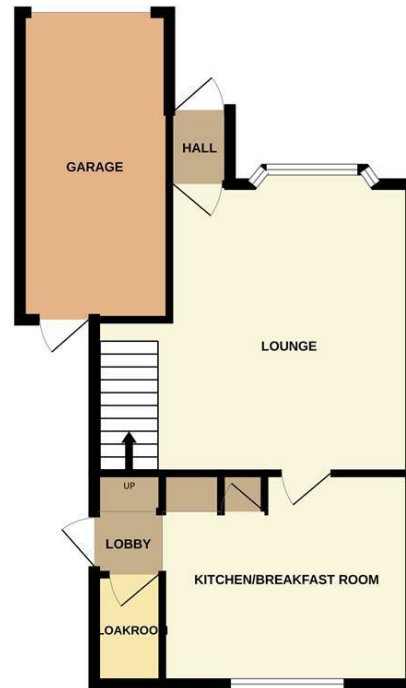
### **Garage**

16'5 in length (5.00m in length )

Up and over door, and double glazed door opening into the rear garden



GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (85.0 sq.m.) approx.

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