



45 Dinant Avenue





**45 Dinant Avenue  
Canvey Island  
Essex  
SS8 9QS**

**OIEO £300,000**



This Three-Bedroom Detached Bungalow is situated in a convenient location. It is only a short walk away from Cornelius Vermuyden Senior School, local shops, and bus routes. The property is being offered for sale with No Onward Chain.

The bungalow comprises three bedrooms, an integral garage that is accessed via the hallway, a kitchen at the front of the property, and a family bathroom. The lounge is located at the rear and features double-glazed sliding patio doors that open onto the garden.



**Hallway**

Wooden entrance door into the hall, lead lite glazed window and double glazed window to side, radiator, coving to ceiling, airing cupboard, white panelled doors off to the accommodation, doors connecting to the garage

**Lounge**

11'9 x 15'7 (3.58m x 4.75m)

Lead lite double glazed window to rear with adjacent double glazed sliding patio doors, high level lead lite double glazed window to side, two radiators, coving to textured ceiling,

**Kitchen**

8' x 7'4 (2.44m x 2.24m)

Lead lite double glazed window to the front elevation, lead lite double glazed door to side, wooden units and drawers at base level, rolled edge work surfaces over and an inset one and a quarter drainer sink with mixer taps, tiling to splashback, matching units at eye level and eye level units, radiator



### **Bathroom**

Lead lite double glazed window to side, white three piece suite comprising pedestal wash hand basin with chrome mixer tap, white panelled bath, low level wc, tiled to splashback areas, tiling to floor, radiator.

### **Bedroom One**

11'5 x 9'4 (3.48m x 2.84m)

Double glazed lead lite window to rear, radiator, coving to ceiling, built-in storage.

### **Bedroom Two**

10'1 x 9'7 (3.07m x 2.92m)

Double-glazed lead lite window to front, coving to ceiling, radiator

### **Bedroom Three**

8'9 x 6'5 (2.67m x 1.96m)

Double-glazed lead lite window to rear, radiator

### **Exterior**

#### **Garage**

8'1 x 19'5 (2.46m x 5.92m)

Access to the garage is from the hall with up and over door, power and light, plumbing facilities for washing machine, high level ceiling.

#### **Front Garden**

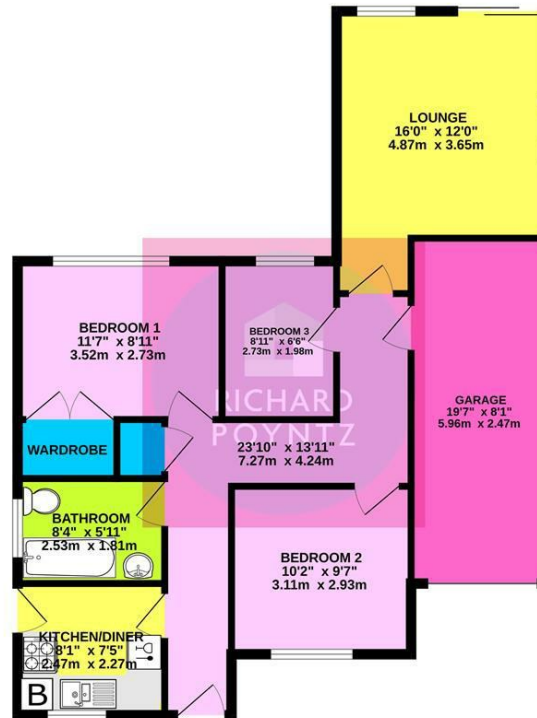
Block paved parking to the front with lawned garden to side, enclosed by a low level brick wall.

#### **Rear Garden**

Fenced to the boundaries, larger than average with plenty of privacy and seclusion, side access and the remainder being mainly laid to lawn.



GROUND FLOOR  
849 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA - 849 sq.ft. (78.9 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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