



14a Gills Avenue



14a Gills Avenue Canvey Island SS8 7RG

£500,000



Situated in a convenient location and easily accessible from Canvey Island's Town Centre, this property is in close proximity to a variety of shops, Castle View School, bus routes, and doctor's surgeries. It is located at the end of a small cul-de-sac and is secured behind wrought iron gates with ample off-street parking. The property also features spacious, landscaped gardens to the rear.

The property has been meticulously maintained and features an entrance porch and a large entrance hallway that could be used as an additional reception room. The front of the property boasts a modern fitted kitchen with a fridge freezer, washing machine, and extractor included, while the rear features a spacious lounge/diner measuring 27'3. The lounge/diner could be separated if needed. Additionally, there is a conservatory/orangery at the rear of the property, providing a view of the stunning garden, and a cloakroom on the ground floor.

The first floor comprises an exceptionally spacious main bedroom measuring 21'7 in length, along with a luxury en-suite shower room. Three further well-proportioned bedrooms and a family bathroom complete the floor. We highly recommend an inspection to fully appreciate the spacious and high-quality accommodation on offer.



- ** Popular Cul-De-Sac Position
- ** Set behind Wrought Iron Gates
- ** Ample Off Street Parking
- ** Plus Garage
- ** Beautiful and much larger than average Rear Garden
- ** Double Glazed Windows
- ** Gas Fired Central Heating
- ** Luxury En-Suite and Bathroom
- ** 21'7 Main Bedroom with fitted wardrobes
- ** Fitted Wardrobes to Bedroom Two
- ** Spacious Main Lounge/Diner with Oak style flooring measuring 27'3 x 12'9
- ** Conservatory/Orangery
- ** Easy Reach to Town Centre

Porch

11'3 x 4'9 (3.43m x 1.45m)

Double-glazed entrance door connecting into the entrance porch with double-glazed windows to either side, further double-glazed window to the side elevation, storage cupboard, coving to flat plastered ceiling, laminate flooring, glass doors open into the main Hall/additional Reception Room.

Hall or Additional Reception

15'7 x 11'4 (4.75m x 3.45m)

Opening through to the kitchen, glass doors connect to the lounge; door connects to the cloakroom, stairs to the first floor, and laminate flooring.

Cloakroom

There is a double-glazed window to the rear, a towel rail, a low-level WC, and a wash hand basin, and it is tiled to the walls and floor in ceramics.

Lounge/Diner

27'3 x 12'9 (8.31m x 3.89m)

This room could be separated if desired, as the main lounge measures 16'3 x 12'9 and the dining area part measures 12'9 x 10'10. There are two double-glazed windows to the rear elevation, further double-glazed windows to both sides, double-glazed sliding patio doors opening onto the garden, two radiators, and oak-style flooring.

Conservatory/Orangery

15'9 x 8'2 (4.80m x 2.49m)

Double-glazed windows to three elevations, laminate flooring, double-glazed French doors opening onto a stunning garden, flat plastered ceiling with inset spotlights, radiator, and large double-glazed lantern roof.

Kitchen

14'2 x 10'1 (4.32m x 3.07m)

Double-glazed window to front, double-glazed window to side, plus double-glazed door opening onto the garden at the side. An extensive range of white gloss units and drawers at base level with integral washing machine and fridge freezer (to remain), worksurfaces with inset sink, matching units at eye level, including a glass display cabinet and breakfast bar area.

First Floor Landing

White panelled doors off to the accommodation, coving to ceiling, dado rail.

Bedroom One

21'7 x 10'1 (6.58m x 3.07m)

An exceptionally spacious main bedroom, double glazed window to the rear and the side elevations, laminate flooring, fitted wardrobes, coving to flat plastered ceiling, dado rail, access to the en-suite

En-Suite

10'1 x 4'3 (3.07m x 1.30m)

Double glazed window to front, stunning three piece suite comprising large walk-in shower cubicle with glass screen and wall mounted shower, low-level wc with push flush, large vanity unit with inset oversized white sink, fully tiled to the walls and floors in tasteful ceramics, wall mounted chrome towel rail.

Bedroom Two

11'9 x 10' (3.58m x 3.05m)

Double glazed to front, coving to ceiling, radiator, laminate flooring.

Bedroom Three

13' x 9'3 (3.96m x 2.82m)

Double glazed to rear, radiator, built-in wardrobes, laminate flooring, coving to ceiling.

Bedroom Four

9'7 x 6'4 (2.92m x 1.93m)

Double glazed to rear, radiator, coving to ceiling, laminate flooring.

Bathroom

Fitted in the latest style with a 'P' shaped bath, shower screen and overhead shower, low-level WC, vanity unit with inset wash hand basin, chrome towel, and obscured double-glazed window to the front.

Exterior

Front Garden

Set behind Wrought iron-style gates, it provides ample off-street parking, access to the garage, and side access into the rear garden via a gate.

Garage

Up and over door power.

Rear Garden

The property is adorned with beautifully landscaped surroundings, offering seclusion and tranquility. It boasts a sprawling lawned area, a diverse array of flower beds and shrubbery, a charming shed (to remain), and a picturesque fish pond. The irregularly shaped plot is incredibly spacious, as depicted in the provided photos.





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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