



9a, Marine Avenue



9a, Marine Avenue Canvey Island SS8 7NJ

£320,000



Beautiful Two Bedroom Detached Bungalow maintained to a high standard throughout by the current owners and is ideally located within a short walking distance at the end of the road to Canvey's Sea Front. The property itself benefits from an entrance porch connecting to a superb-sized lounge/diner with ample space for table and chairs, a modern fitted white gloss kitchen with various integrated appliances (to remain), a double bedroom to the rear, and further second bedroom (currently utilised as a walk-in wardrobe) and completing the accommodation is a modern three piece white bathroom. A real feature of this property is the landscaped rear and side gardens with off-street parking to the front of the property. Viewing comes highly recommended to avoid any disappointment.



Entrance Porch

The property is approached via an external UPVC entrance door providing extra security and access to the side, with a further UPVC entrance door with obscured double-glazed panels leading to the porch. The porch has a tiled floor, radiator, flat plastered ceiling, panelled doors leading to the accommodation.

Lounge/Diner

17'7" max x 12'9" and extending by a further 3'1" (5.36m max x 3.89m and extending by a further 0.94m)
Two UPVC double-glazed windows to the front with fitted shutters, Three radiators, tv and power points, oak wood

flooring, provision for wall lights, ample space for dining room table and chairs.

Kitchen

9'7" x 6'6" (2.92m x 1.98m)
UPVC double glazed window to the side, butler style sink inset into a range of square edge worksurfaces to two sides with extensively fitted white gloss finished units at base and eye level, four ring electric hob with fitted stainless steel extractor/canopy over, double oven to the side and fitted microwave, integrated fridge freezer, washing machine and dishwasher (all to remain), splashback tiling, flat plastered ceiling with

down lighting, wall mounted concealed boiler, power points.

Bedroom One

11'1 x 9'1 (3.38m x 2.77m)

Superb sized room with UPVC double glazed window overlooking the landscaped rear gardens, radiator, power points, laminate wood flooring, coved to flat plastered ceiling, access to the loft via hatch (which we are advised there is a light also).

Bedroom Two

10'9 x 7' as a maximum (3.28m x 2.13m as a maximum)

Located to the rear of the lounge/diner and currently utilised as a walk-in wardrobe, UPVC double glazed window again overlooking the landscaped rear garden, radiator, power points, laminate wood flooring, range of fitted wardrobes to two walls, coved and flat plastered ceiling.

Bathroom

Obscured double-glazed window to the rear, modern white suite comprising of a low-level push flush wc incorporating wash hand basin to the side with worksurface over and vanity unit below, 'P' style panelled bath with fitted shower and screening over, complementary ceramic tiling to the walls, flat plastered ceiling with down lighting, extractor.

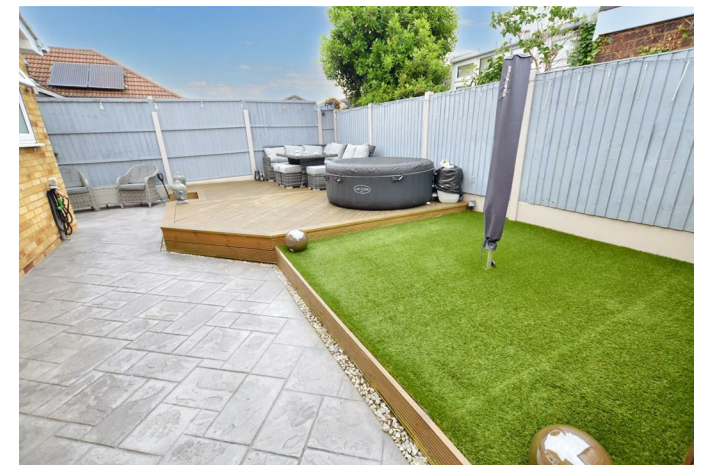
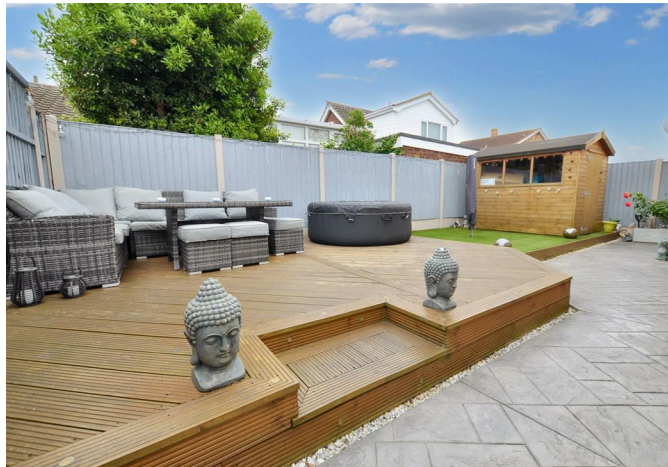
Exterior

Rear Garden

As mentioned previously the property does benefit from superb landscaped rear gardens, commencing to the side with an attractive printed concrete patio leading to the rear with a raised decked seating area, artificial lawn, patio continued, timber shed to one corner, external lighting, external tap, fencing to boundaries, wall mounted electric car charging units.

Front Garden

Printed concrete providing off-street parking for two to three cars with a white picket fence to the front.



GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 530 sq.ft. (49.2 sq.m.) approx.
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