



*72 Steli Avenue*



# 72 Steli Avenue Canvey Island SS8 9QF

£425,000



This three-bedroom bungalow is located in the Winter Gardens area of Canvey Island. It is conveniently close to many amenities, including Morrisons local, the Golf Course, and Benfleet train station. The current owner has meticulously maintained the property and boasts a large garden at the rear, ample off-street parking at the front and a double-length garage attached. The interior comprises a spacious entrance hall leading to an elegant lounge, a modern kitchen/breakfast room with a utility room, three double-sized bedrooms and a contemporary bathroom with a separate shower cubicle. Additionally, there is a separate shower room accessed off the hall. We highly recommend an internal inspection if you are looking for a spacious bungalow.



## Hall

Double-glazed entrance door into the hall with adjacent double-glazed windows to either side. oak-style door connecting to the inner hall, a further door connecting to the shower room and glass doors connecting to the lounge

## Shower Room

Tiling to the floor and walls, three piece suite comprising close coupled low-level WC with push flush, vanity unit with inset wash hand basin, shower cubicle with wall mounted power shower, glass screen and extractor.

## Lounge

23'5 max x 18'3 max (7.14m max x 5.56m max)

An elegant lounge regular-shaped with double glazed patio doors opening directly onto the garden, double glazed window to side, part wallpaper decor, coving to ceiling, wall mounted air

conditioning unit, feature fireplace with inset gas flame fire and brick surround, further door connecting to inner hall, further oak style door connecting to inner hall, glass doors connecting to the kitchen/diner.

## Kitchen/Diner

19'3 x 10'11 reducing to 8'9 (5.87m x 3.33m reducing to 2.67m)  
Open plan to the utility area with ample space for dining room table, radiator, laminate flooring, grey fronted units and drawers at base level with work surfaces over, inset sink with mixer taps, matching units at eye level, coving to ceiling with inset spotlights, a large breakfast bar area.

## Utility Room

9'10 x 6'6 (3.00m x 1.98m)

Double glazed window to side, double glazed door connecting directly to the garden which is at the rear, grey units and drawers

at base level with space for domestic appliances including plumbing facilities for washing machine, rolled edge worksurfaces to two walls with inset single drainer sink, matching units at eye level, coving to ceiling.

### Inner Hall

Oak-style doors connecting to the main hall, lounge, 3 bedrooms and the bathroom plus door to cupboard housing the modern gas-fired boiler,

### Bedroom One

13'7 x 10'10 (4.14m x 3.30m)

Double glazed bay window to the front elevation, coving to ceiling with radiator, part wallpaper decor to wall, and circular double glazed window to the side.

### Bedroom Two

13'7 reducing to 9'10 x 10'11 (4.14m reducing to 3.00m x 3.33m)

Double glazed bay window to front, radiator, coving to ceiling.

### Bedroom Three

10'11 x 10'6 (3.33m x 3.20m)

Double sized bedroom, double glazed window to side, radiator, part wallpaper decor, coving to ceiling.

### Bathroom

A four-piece suite in the latest style with a large shower cubicle with glass enclosures and wall-mounted mains fed shower, low-level close coupled white WC and vanity unit with inset sink, white bath, tiling to floors and walls in tasteful ceramics, heated towel rail, obscure double glazed window to the side, ceiling with inset spotlights.

### Exterior

#### Rear Garden

Larger than average and fenced to boundaries, there is side access to the front, 2 sheds and a greenhouse, access also to the garage, with a large patio area, the remainder being mainly laid to lawn and there is also some shrubbery at the boundaries

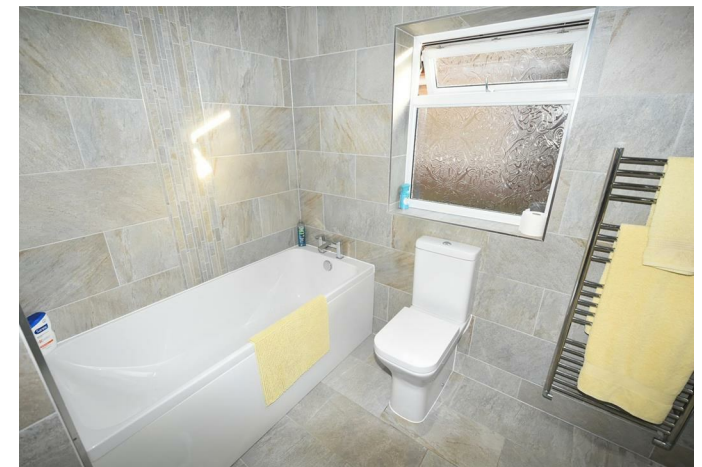
#### Front Garden

There is an ample paved driveway to the front with access to the garage

#### Garage

27' in length (8.23m in length)

Double length, door to front and further door connecting to the garden with power and light



GROUND FLOOR



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