



18, Barbara Avenue



18, Barbara Avenue Canvey Island SS8 0HA

OIEO £400,000



This detached Two-Bedroom Bungalow is located in a highly desirable area between Hawkesbury Road and Thorney Bay Road, within easy reach of the Seafront. The property has been well maintained and offers ample off-street parking at the front and a large secluded garden at the rear. It occupies a much wider than-average plot.

Inside, there is a spacious 'L' shaped entrance hall, an elegant lounge at the front, two double-size bedrooms, and a generous 16'9 x 10'9 kitchen/diner with various appliances to remain. Off of here is a UPVC double-glazed conservatory overlooking a well-maintained garden. The property is equipped with double-glazed windows throughout and gas-fired central heating and is offered for sale with No Onward Chain. We understand a new boiler has been installed on the 28th October 2024 paper can be provided in due course .



Entrance Porch

Tiling to floor, obscured double-glazed window to front and side elevations, double-glazed door connecting into an 'L' shaped hall.

'L' shaped Hall

White panelled doors off to the accommodation, attractive wood flooring, radiator, coving to flat plastered ceiling.

Lounge

14'9 x 10'4 (4.50m x 3.15m)

At the front of the property with large double glazed window to the front elevation, part wallpaper decor.

Kitchen/Breakfast Room

16'7 x 10'9 (5.05m x 3.28m)

An outstanding modern kitchen/breakfast room with two large double-glazed windows to the rear elevation, further double-glazed window to the side, further double-glazed door connecting into the conservatory, coving to the ceiling, ample space for dining room table, radiator, attractive range of white gloss fronted units and drawers at base level, central island unit with inset four ring gas hob with extractor over, matching units at eye level, combined oven and microwave, integral fridge

freezer, dishwasher all fitted and to remain, inset spotlights.

Conservatory

17'8 x 5'7 (5.38m x 1.70m)

Double glazed windows to three elevations, obscure roof, double glazed doors to rear, radiators > Plumbing for washing machine

Bedroom One

12'4 x 10'8 (3.76m x 3.25m)

Double glazed window to rear, radiators.

Bedroom Two

11'8 x 9'3 (3.56m x 2.82m)

Double glazed window to the front, radiator.

Shower Room

Modern fitted suite, tiling to floors and walls in ceramics, large walk-in shower cubicle with power shower, wash hand basin with units under and incorporating a low-level WC with push flush, obscure double glazed window to side, towel rail, inset spotlights, flat plastered ceiling.

Exterior

Front Garden

There is ample parking to the front, a low-level brick wall, side access and access to the garage.

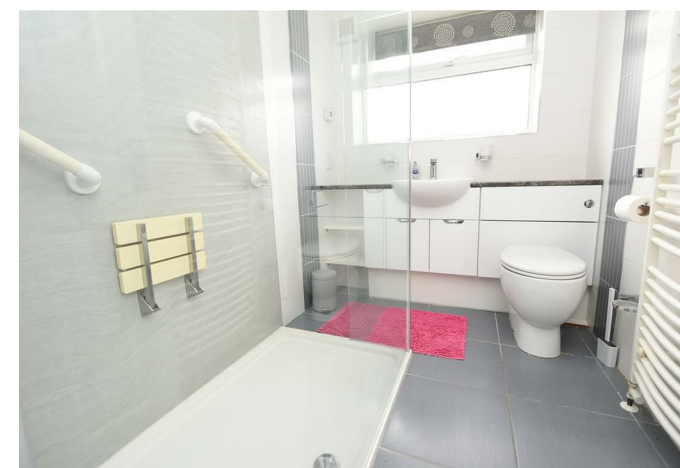
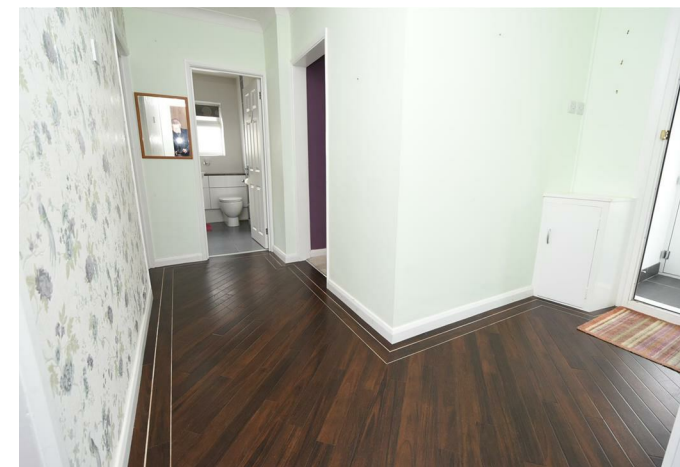
Rear Garden

Much larger than average and fairly secluded with patio areas and the remainder being mainly laid to lawn with various shrubs to the borders, patio area to the back of the property, outside lighting, shed with power.

Garage

15'7 in length (4.75m in length)

Up and over door, further storage behind measuring 7'8 x 7'6, further door connecting directly into the garden. Power



GROUND FLOOR



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Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: rp@richardpoyntz.com
Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45
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