



*10 Temptin Avenue*



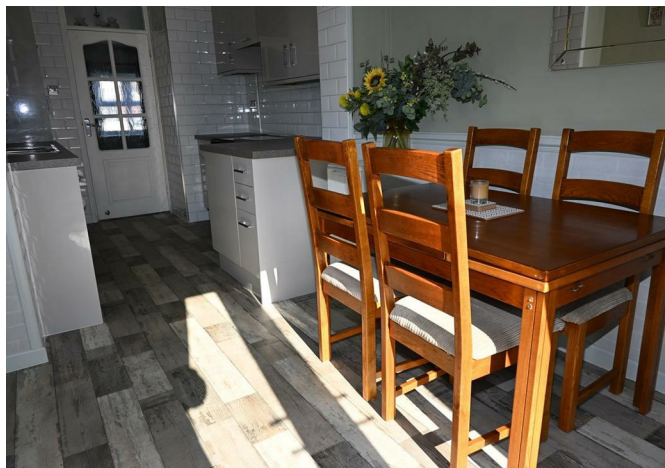
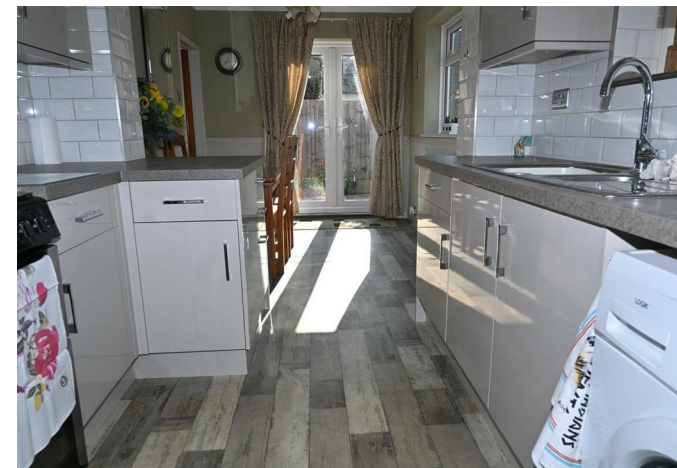


# 10 Temptin Avenue Canvey Island SS8 8LF

Guide Price £320,000



Nestled on the charming Temptin Avenue in Canvey Island, this delightful detached bungalow presents an excellent opportunity for those seeking a comfortable and inviting home. With a guide price ranging from £315,000 to £325,000, this property is both appealing and competitively priced. The bungalow boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a formal dining space. The two well-proportioned bedrooms offer a peaceful retreat, perfect for restful nights and rejuvenating mornings. The property features a well-appointed bathroom, ensuring convenience and comfort for you and your family. The layout of the bungalow is designed to maximise space and light, creating a warm and welcoming atmosphere throughout. Situated in a desirable location, this home is close to local amenities, parks, and transport links, making it an ideal choice for families and professionals alike. The surrounding area offers a blend of tranquillity and accessibility, allowing you to enjoy the best of both worlds. In summary, this charming bungalow on Temptin Avenue is a wonderful opportunity for anyone looking to settle in Canvey Island. With its inviting reception rooms, comfortable bedrooms, and convenient location, it is sure to attract interest. Do not miss the chance to make this lovely property your new home.



## Porch

A Composite entrance door to the front elevation with obscured double glazed insets giving access to the porch that has a flat plastered ceiling, two obscured UPVC double glazed windows to the side elevation plus a half obscured UPVC double glazed door to the rear, electric heater, opening to the hallway, carpet.

## Hallway

Flat plastered ceiling, opening to the lounge, doors off to the accommodation, airing cupboard, carpet.

## Lounge

13'7 x 13'5 (4.14m x 4.09m)  
Coved textured ceiling, UPVC double glazed bay window to the front elevation, radiator, dado rail, feature fire surround, carpet.

## Kitchen

9'7 x 8'1 (2.92m x 2.46m)  
Flat plastered ceiling, glazed internal window to the side, opening to the dining area, modern units at base and eye level with matching drawers all with chrome handles, square edge work surface over incorporating one and a quarter stainless steel sink and drainer with





chrome mixer taps, tiling to walls, space for cooker, plumbing for washing machine and various other appliances vinyl flooring.

### Dining Area

9'10 x 7'11 (3.00m x 2.41m)

Coved textured ceiling, ceiling rose, UPVC double glazed window to side plus UPVC French style doors to the rear giving access to the garden, radiator, dado rail, vinyl floor covering, door to bedroom one.

### Bedroom One

11'1 x 9'10 (3.38m x 3.00m)

Excellent sized double bedroom with a textured ceiling, UPVC double glazed window to the rear elevation, radiator, fitted wardrobes and drawers, dressing table and carpet.

### Bedroom Two

11' x 7'10 into wardrobes (3.35m x 2.39m into wardrobes)

A further good-sized bedroom which has a textured ceiling, loft hatch, UPVC double-glazed window to the side elevation, radiator, fitted wardrobes, and carpet

### Bathroom

Textured ceiling, obscured UPVC double glazed window to the side elevation, tiling to walls and the floor, radiator, three piece white suite comprising of a lever handle wc, pedestal wash hand basin with chrome taps, panelled bath with chrome taps, wall mounted shower over the bath.

### Rear Garden

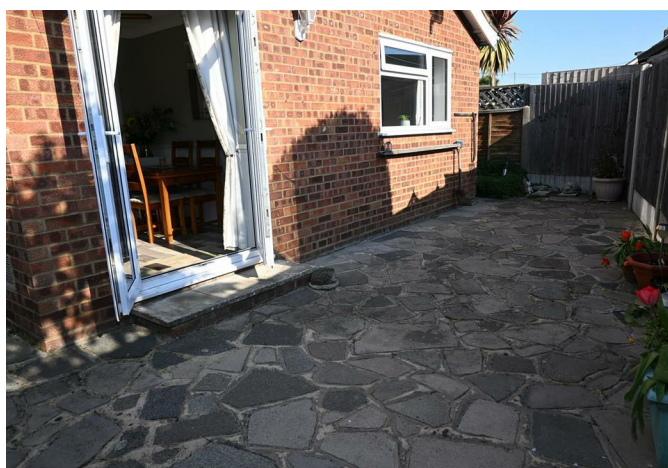
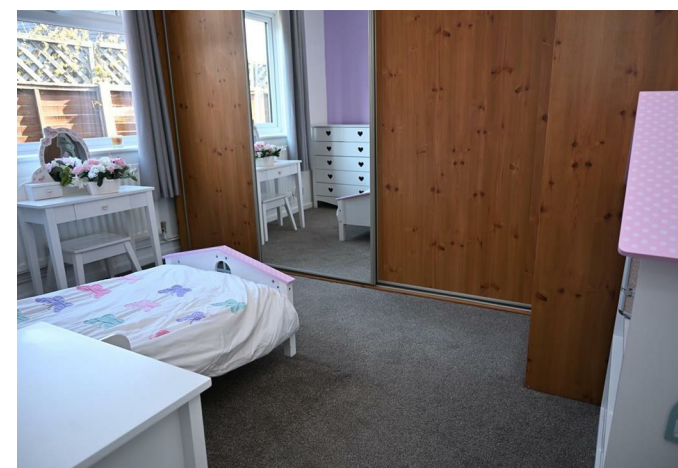
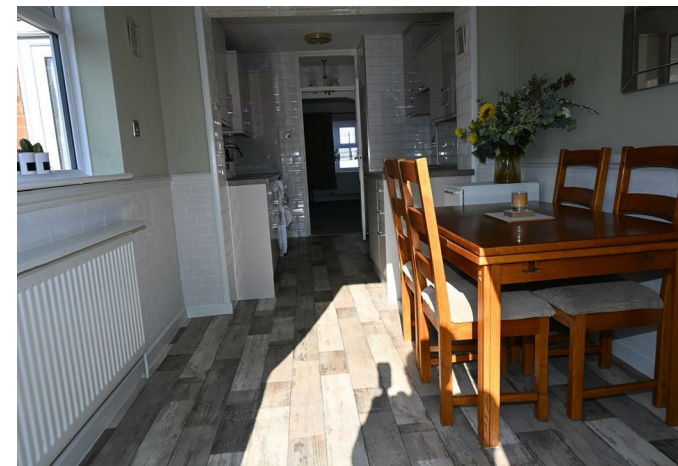
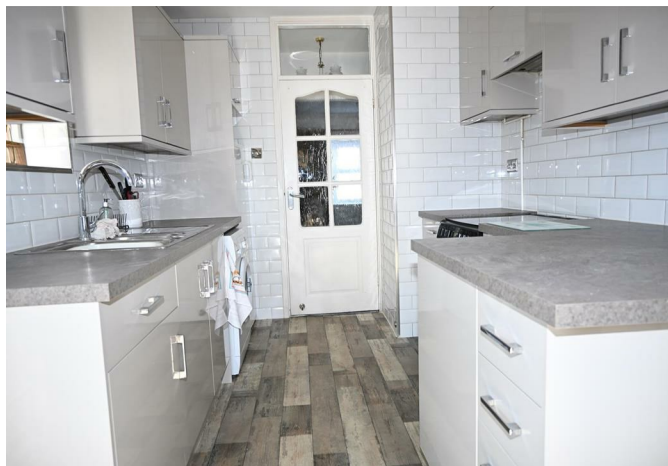
Low maintenance crazy paving garden, fenced to boundaries, gate to the side giving access to the front.

### Front Garden

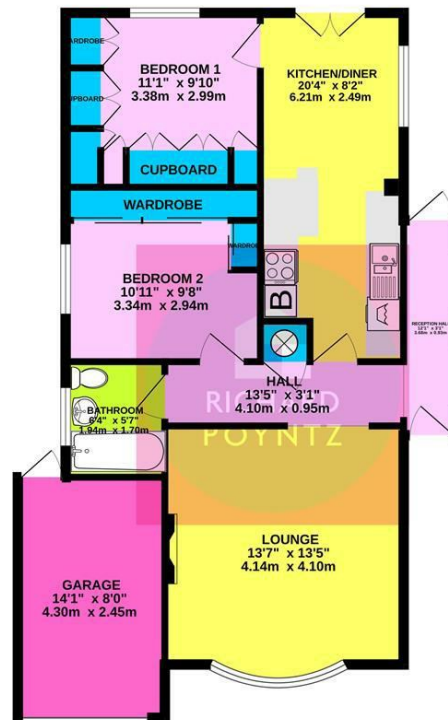
Imprint Concrete driveway providing off street parking with wall and fencing to the boundaries, driveway also leads to the garage, step up to the entrance door.

### Garage

Up and over door with door to the rear giving access to the garden.



GROUND FLOOR  
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 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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