



*41. Margraten Avenue*





**41. Margraten Avenue  
Canvey Island  
Essex  
SS8 7JD**

**£325,000**



**Spacious Three-Bedroom Semi-Detached Chalet – Prime Seafront Location**

Situated in a highly sought-after seafront location, just a short stroll from Canvey Sea Wall, this charming three-bedroom semi-detached chalet offers an excellent opportunity for those seeking a coastal lifestyle.

Occupying a wider-than-average plot, the property boasts ample off-street parking and the rare advantage of a double-sized garage. Inside, the accommodation includes a welcoming entrance hall leading to a spacious front-facing lounge, a generously sized kitchen/diner to the rear, and a ground-floor bathroom. Upstairs, three well-proportioned double bedrooms provide comfortable living space for families or those looking for extra room.

With great potential to extend (subject to planning consent), this home is an ideal investment for buyers looking to add value.

Don't miss out on this fantastic opportunity—contact our office on 01268 699599 to book your viewing



**hallway**

UPVC double-glazed entrance door into the hall with an adjacent double-glazed window, a radiator, and stairs connecting to the first floor.

**Lounge**

16'2 x 9'9 (4.93m x 2.97m)  
Double glazed window to the front elevation, fitted carpet, coving to ceiling and radiator.

**Kitchen**

11'9 x 10'7 (3.58m x 3.23m)  
Double-glazed door and window to the rear elevation, coloured units and drawers at base level with worksurfaces over, inset oven and hob, stainless steel sink, tiling to splashback, plumbing facilities for washing machine, matching units at eye level with a glass display cabinet, space for domestic appliances, storage cupboard and cupboard housing gas fired boiler, double glazed window and door to the rear elevation, laminate style flooring.



### **Bathroom**

8'2 x 4'8 (2.49m x 1.42m)

Obscured double glazed window to the rear elevation, white low level wc, white bath with wood panelling, vanity unit with inset wash hand basin, radiator, tiled to walls and floor.

### **First Floor Landing**

Doors off to the accommodation,.

### **Bedroom One**

11'4 x 9'2 (3.45m x 2.79m)

Double-glazed window to the front elevation, radiator, and access to large eaves storage cupboard.

### **Bedroom Two**

14'4 x 7'8 (4.37m x 2.34m)

Double-glazed window to the rear and side elevations, storage cupboard, and radiator.

### **Bedroom Three**

8'2 x 7'9 (2.49m x 2.36m)

Good sized third bedroom, double glazed to the rear, radiator.

### **Exterior**

#### **Front Garden**

Ample off street parking to the front, access through to the rear garden, access to the double garage

#### **Garage**

17'3 x 16'7 (5.26m x 5.05m)

Side door and twin up and over doors.

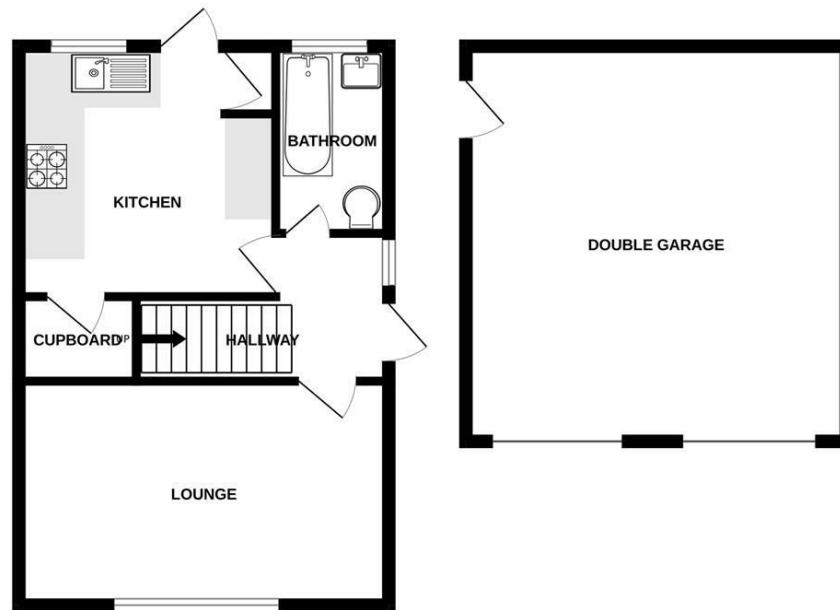
#### **Rear Garden**

Wider than average, fencing to the boundaries and a decked area.

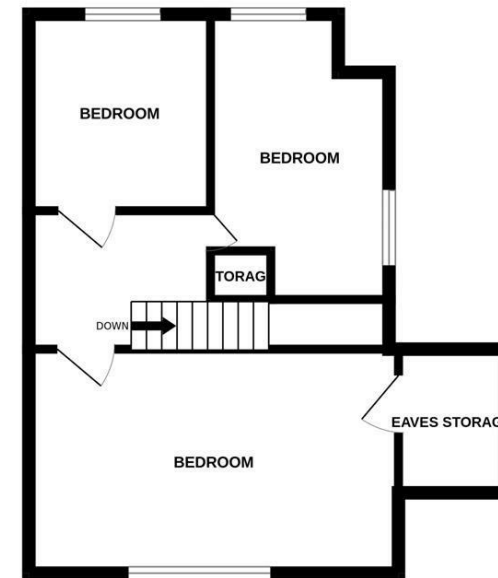




GROUND FLOOR  
681 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.5 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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