



*15, Helden Avenue*



**RICHARD  
POYNTZ**



# 15, Helden Avenue Canvey Island Essex SS8 8BZ

£260,000



A Surprisingly Spacious One-Bedroom Bungalow Just Moments from Canvey Town Centre

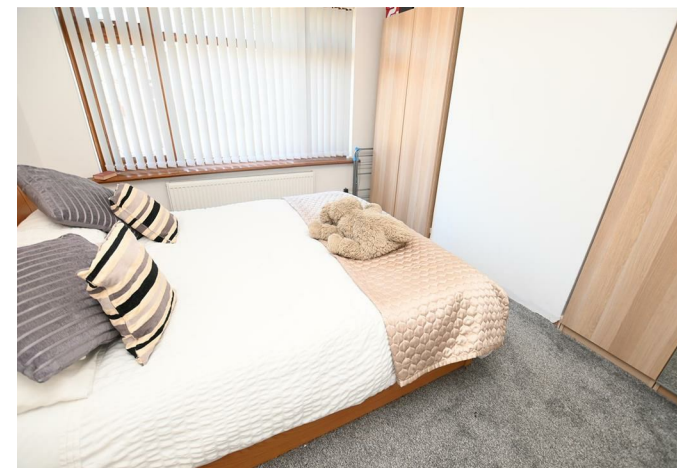
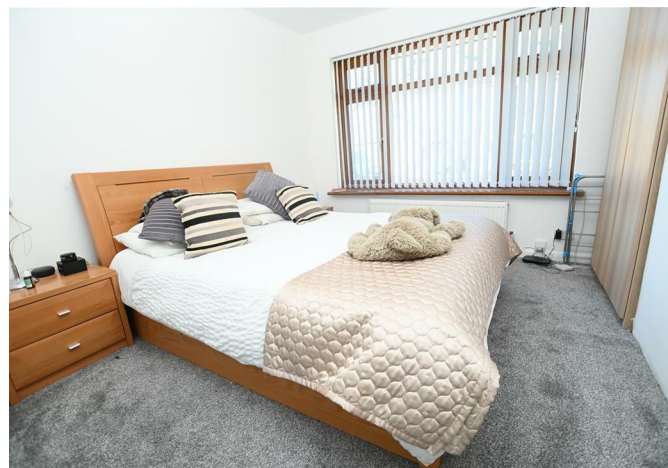
This exceptionally well-presented and larger-than-average one-bedroom semi-detached bungalow enjoys a superb location just a short stroll from Canvey's vibrant Town Centre, with excellent road links on and off the Island.

Step inside to find a modern fitted kitchen boasting high-end appliances including an integrated oven, hob, and slimline dishwasher — ideal for everyday convenience. The generously sized front bedroom offers ample space for wardrobes and furnishings, while the rear lounge opens directly onto the beautifully maintained garden, creating a lovely flow of indoor-outdoor living.

The accommodation is completed by a smart, well-appointed bathroom. Outside, the property sits on a wider-than-average plot, offering a surprisingly spacious rear garden and ample off-street parking to the front.

Further benefits include double-glazed windows, gas-fired central heating, and the rare advantage of bungalow living close to all local amenities.

Perfect for downsizers, first-time buyers, or anyone seeking a well-located home with generous space and charm.



## Hall

Double glazed entrance door into the hall with storage cupboard and ample space if needed for appliances such as a tumble dryer, access to loft, doors off to the accommodation

## Lounge

12'3 x 10'3 (3.73m x 3.12m)

Double glazed French Doors opening onto the lovely rear garden, laminate flooring, radiator, flat plastered ceiling.

## Kitchen

10'3 x 5'6 (3.12m x 1.68m)

Double glazed windows to the front and side elevations, stunning fitted kitchen with grey gloss units and drawers at base level, space for domestic appliances including plumbing facilities for washing machine, work surfaces to two walls with an inset single drainer sink with contemporary mixer tap, inset hob with oven under.





## **Main Bedroom**

13'4 x 10'7 (4.06m x 3.23m)

Double glazed window to the front elevation, versatile room that could be used as a lounge and reverse the lounge, which is currently positioned at the rear, fitted carpet, radiator, flat plastered ceiling.

## **Bathroom**

A white suite comprising a bath with a shower screen, pedestal wash hand basin, close-coupled low-level wc, chrome-mounted heated towel rail, fully tiled to walls and floor in ceramics.

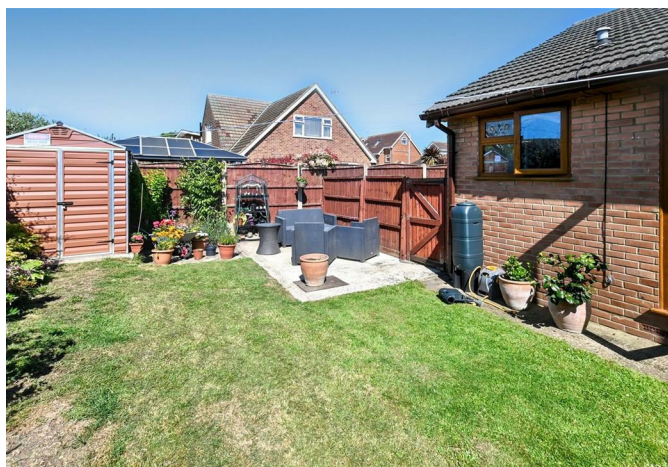
## **Exterior**

### **Front Garden**

Ample parking to the front, access to the rear garden.

### **Rear Garden**

Lovely maintained with a patio area and the remainder being laid to lawn with a variety of shrubs and plants at the boundaries.



GROUND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 401 sq.ft (37.3 sq.m.) approx.  
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