



72. Margraten Avenue



**RICHARD
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72. Margraten Avenue Canvey Island Essex SS8 7JE

£475,000



This four-bedroom detached family home offers breathtaking panoramic views of the Thames Estuary and towards Southend-on-Sea. It features two generously sized lounges that provide ultimate relaxation and comfort. With no onward chain, this property is a must-see.

The ground floor includes a spacious lounge, a stylish kitchen/breakfast room, a cloakroom, and a utility room/lean-to/office with access to the integral garage. On the first floor, you will find four double bedrooms, including a master bedroom with an enclosed balcony and a bathroom. The top floor boasts an exceptionally spacious lounge with panoramic views of the seafront and estuary and a stylish shower room.

The garden offers ample privacy and seclusion, while the front is fenced off, providing plenty of off-street parking in front of the garage.



Hall

Coloured light blue composite entrance door into the hall, Oak doors connecting to the utility room and cloakroom, part glass Oak door connecting to the lounge. Opening through to the kitchen/breakfast room. Carpeted staircase to the first floor, radiator. Part of the wallpaper decor is coving to the flat plastered ceiling with inset spotlights, and ceramic tiling is on the floor.

Cloakroom

A newly installed two-piece suite comprising low-level w/c with push flush, vanity unit with inset small white sink with chrome mixer tap, radiator, wallpaper decor to the walls, double glazed obscure window.

Lounge

18'60 x 15'10 (5.49m x 4.83m)

A stunning elegant lounge with wallpaper decor, large floor-to-ceiling double-glazed window to the front elevation, two high level double glazed windows to the side, newly fitted carpet, coved to flat plastered ceiling, and radiator.

Kitchen/ Breakfast Room

21'20 x 8'70 (6.40m x 2.44m)

Double-glazed windows to the front and side elevations, double-glazed sliding patio doors opening onto the garden at the side, ceramic tiled flooring, and ample space for a large dining room table. An attractive, stylish range of grey gloss units at base level with square trimmed work surfaces over, inset porcelain 1½ drainer sink, inset ceramics hob with extractor over, inset eye-level oven with overhead microwave, integral dishwasher, and fridge/freezer all to remain. Matching units at eye-level with automatic lighting under, coved to flat plastered ceiling with inset spotlights.

Utility Room

8'50 x 5'80 (2.44m x 1.52m)

Access is via the hall, which has stairs down into the utility room. Part wallpaper decor, modern units at eye and base level with work surfaces, space and plumbing for washing machine, wood laminate style flooring, and access to the garage. Opening through to the lean-to/office.

Lean to/ Office

Access via double-glazed door to the garden, radiator, obscure pitched roof, ideal for either storage or as a study area.

First Floor Landing

Large double-glazed floor-to-ceiling window facing the front and the seawall, radiator, flat plastered ceiling with inset spotlights, White panel doors off to the first floor accommodation.

Bedroom One

15'80 x 11'30 (4.57m x 3.35m)

Large double-glazed sliding patio doors opening onto the balcony, further double-glazed window to the side, radiator, newly fitted carpet, flat plastered ceiling. Part wallpaper decor.

Balcony

Enclosed with wrought iron railing, facing the seawall, and newly fitted flooring.

Bedroom Two

12'80 x 9'90 (3.66m x 2.74m)

Double glazed window to the side, part wallpaper decor, flat plastered ceiling. Radiator.

Bedroom Three

10'40 x 8'80 (3.05m x 2.44m)

A double-glazed window to the side, a radiator, and a flat plastered ceiling.

Bedroom Four

10'30 x 8'80 (3.05m x 2.44m)

Double glazed window to the side, radiator, coved to flat plastered ceiling—newly fitted carpets.

Bathroom

A modern and newly installed suite comprising Victorian style claw bath, ornate wash hand basin, low-level w/c. Chrome towel rail, obscure double glazed window to the rear, tiling to the splashbacks.

Top Floor Lounge

24'60 x 16,40 (7.32m x 4.88m, 12.19m)

Two large double-glazed windows to the front elevation offer panoramic Estuary Views of the Thames Estuary and the Kent Skyline, with Southend to the left. Radiator. Flat plastered ceiling, eaves cupboards, spotlights set into the ceiling, and further double glazed window to the side.

Shower Room

Radiator, stainless steel chrome towel rail, double glazed window to the side. A modern three-piece suite comprising pedestal wash hand basin, low-level w/c with push flush, large walk-in shaped shower cubicle with glass screen, and wall-mounted shower.





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