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**RICHARD
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3 Burwell Avenue Canvey Island, SS8 9QJ £525,000



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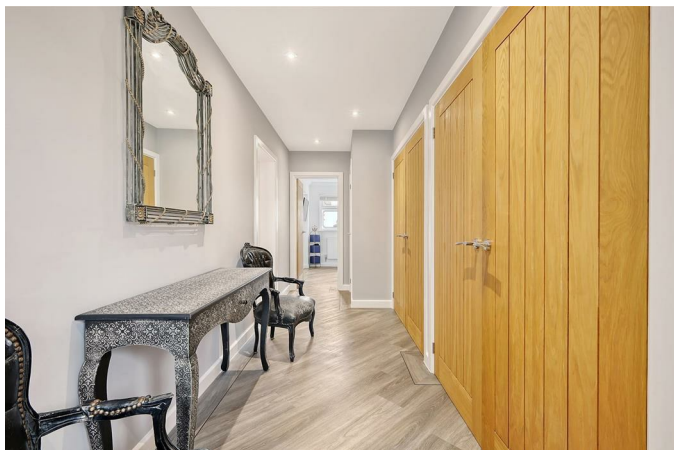
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The room features a flat plastered ceiling with classic coving detail, complemented by a stylish contemporary radiator. Attractive wood doors provide access to both the inner hallway and the kitchen—also conveniently positioned to the rear of the property—creating a seamless flow throughout the home.

Hall 18'6 x 7'6 (5.64m x 2.29m)



A composite entrance door opens into a bright and spacious entrance hall, setting the tone for the rest of the home. Wood doors lead to the cloakroom, study/additional bedroom, and the lounge, while a set of double doors discreetly conceals a large utility cupboard with plumbing for a washing machine and space for further appliances. An additional double cupboard offers excellent storage. The hall is finished with a flat plastered ceiling featuring inset spotlights, and a striking column-style vertical radiator adds a touch of modern elegance.

Cloakroom

Off the hall with automatic light, small wash hand basin with unit under, low level wc, half tiled to the walls, extractor, flat plastered ceiling and spotlights.

Lounge 18'9 x 12'3 (5.72m x 3.73m)



An elegant and exceptionally spacious lounge, bathed in natural light from double-glazed French doors that open directly onto the rear garden, flanked by matching side windows for an enhanced sense of space and brightness.





Kitchen 16'8 x 9'7 (5.08m x 2.92m)

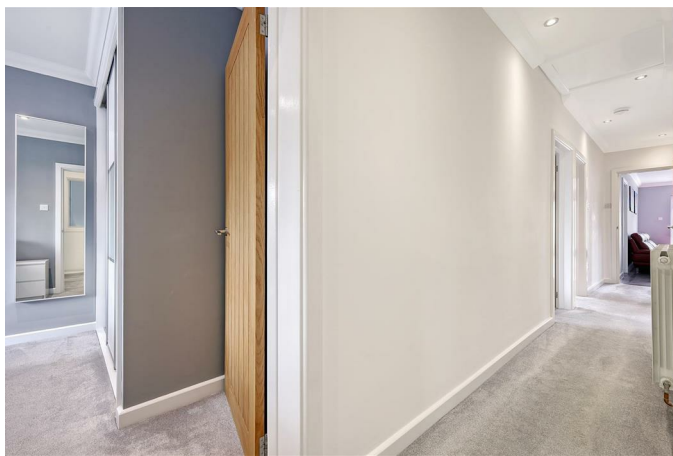


A stylish and generously proportioned kitchen, beautifully designed to accommodate a dining table if required. Bathed in natural light from a double-glazed rear window and a side door, this space is both practical and inviting. Fitted with an extensive range of sleek white-fronted units and drawers with contrasting worktops, the kitchen boasts a modern one-and-a-quarter stainless steel sink with mixer tap, an AEG ceramic hob, SMEG oven, and a stainless steel extractor above. Matching eye-level cupboards provide ample storage, while spotlights set into a smooth plastered ceiling add a contemporary touch. Further benefits include an integrated dishwasher and space for an American-style fridge freezer—making this kitchen as functional as it is attractive.





Inner Hall 24'8 maximum measurement (7.52m maximum measurement)



Wood Oak style doors connecting to the four bedrooms, coving to flat plastered ceiling, radiator.

Study/Additional Bedroom 9'9 x 8'1 (2.97m x 2.46m)



Bedroom One 15'2 x 9' (4.62m x 2.74m)



Double glazed window to the side elevation, vertical radiator, fitted wardrobes, coving to flat plastered ceiling with inset spotlights



En-Suite



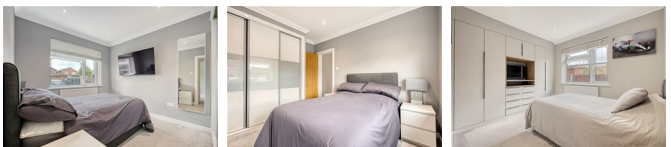
Fully tiled to the walls, vanity unit with inset wash hand basin, push flush low-level wc, tiled shower cubicle with shower.

Bedroom Two 11'8 x 11'2 (3.56m x 3.40m)



Double glazed to front elevation, radiator, coving to flat plastered with inset spotlights, fitted wardrobes to remain.

Bedroom Three 11'7 x 9'11 (3.53m x 3.02m)



Double glazed to the side elevation, fitted wardrobes, radiator.

Bedroom Four 11'5 x 9' (3.48m x 2.74m)

Double glazed to front elevation, radiator, coving to flat plastered ceiling with inset spotlights, fitted wardrobes to remain.

Bathroom



A simply stunning four-piece bathroom, beautifully finished with high-quality ceramics to the walls and floor. Double-glazed to the side elevation with obscured glass for privacy, and featuring automatic lighting on entry. The suite includes a generous walk-in wet room-style shower with wall-mounted fittings, a white tiled panelled bath, wall-mounted push-flush low-level WC, and a sleek wash hand basin. The flat plastered ceiling is fitted with inset spotlights, adding to the contemporary yet timeless appeal of this beautifully appointed space.



Exterior

Front Garden

Paved parking to the front, with ample off-street parking, to the rear there is further additional parking which is accessed off of Tabora Avenue, from here, access to a garage with up and over door.

Rear Garden



An attractively laid out rear garden, featuring a generous patio area—ideal for outdoor dining and entertaining—with the remainder mainly laid to lawn. Neatly enclosed by fencing to all boundaries, the garden also benefits from side access, offering both practicality and privacy. A good-sized outdoor space, perfect for families or those who enjoy spending time in the garden.



Garage 16'10 x 9'8 (5.13m x 2.95m)



Up and over door plus a side door





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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