



21 Barbara Avenue



**RICHARD
POYNTZ**

21 Barbara Avenue Canvey Island Essex SS8 0HA

£425,000



Located in one of Canvey Island's most sought-after turnings and within very easy reach of local schools, bus routes, the seafront, and nearby shops, is this attractively presented three-bedroom detached bungalow.

The property offers excellent kerb appeal with ample parking to the front, while to the rear is a near-secluded, generously sized and well-maintained garden – perfect for outdoor entertaining or quiet relaxation.

Inside, the accommodation includes a spacious and elegant front lounge, three good-sized bedrooms, a modern shower room, and completing the layout is an extended kitchen/diner overlooking the garden.

Further benefits include gas-fired central heating, UPVC double-glazed windows and doors throughout, and an attached garage providing additional convenience and storage.



Hall

Composite entrance door into a spacious hall with wood doors connecting to the accommodation, opening through to the kitchen/diner, laminate flooring, coved to flat plastered, access to the loft, radiator.

Lounge

15'7x15'6 (4.75mx4.72m)

A spacious elegant lounge to the front of the property with double glazed bay window to the front elevation, further double glazed window to the side,

carpet, coved to flat plastered ceiling, radiator, and feature fireplace with inset gas fire.

Kitchen/Diner

20'9x10'7 (6.32mx3.23m)

Ample space if required for table and chairs, positioned at the rear of the property, double glazed French doors give access to a lovely garden, double glazed windows to either side, doors, and a further double glazed window to the side elevation. Radiator, laminate style flooring. An extensive range of wood-fronted natural units at

base level with space and plumbing for washing machine, dishwasher, fridge, and cooker to remain, granite style work surfaces to three walls with inset 1¼ white stainless steel sink with mixer taps set into the work surfaces, UPVC style splashback. Matching units at eye-level, plus integral freezer also to remain.

Bedroom One

12'4x10'5 (3.76mx3.18m)

Double glazed window to the rear, radiator, coving to the ceiling.

Bedroom Two

11'8x9'4 (3.56mx2.84m)

Double glazed window to the front, radiator, coving to the ceiling.

Bedroom Three

10'9x5'6 (3.28mx1.68m)

Utilized as a study, laminate flooring, double glazed window to the rear, radiator, flat plastered ceiling.

Shower Room

Obscured double glazed window to the side. A modern three-piece suite comprising of vanity unit with inset wash hand basin, low-level w/c, tiled shower cubicle with shower which runs off the boiler, tiling to the floor and walls in ceramics

Front Garden

Set back from the road with low-level wall enclosing a large block paved driveway

Garage

Attached garage, up and over door, rear UPVC door, power and light

Rear Garden

Backing onto school playing fields, patio area with the remainder being mainly laid to lawn, fences to the boundaries, a virtually secluded rear garden offering plenty of privacy and seclusion. Side access via a gate, outside tap, and shed to remain.



GROUND FLOOR



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