



108. May Avenue



RICHARD
POYNTZ

108. May Avenue Canvey Island Essex SS8 7HF

£390,000

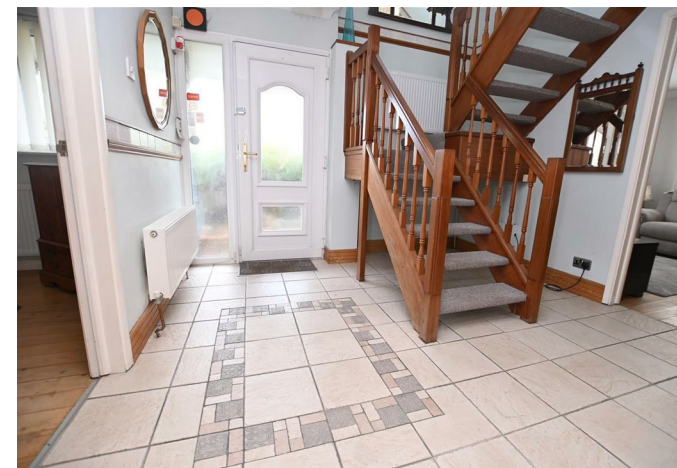


Nestled on May Avenue in the charming Canvey Island, this stunning detached house offers a unique reverse plan layout, making it a truly remarkable find. With four spacious bedrooms and the potential for a fifth, this property is perfect for families seeking comfort and convenience. Situated on a generous corner plot, the home is ideally located just a short stroll from the picturesque Canvey Island seafront and the well-regarded Lubbins Park Infants and Junior School, making it an excellent choice for families with children. The property is offered with no onward chain, allowing for a smooth transition into your new home.

As you approach the house, you will be greeted by a large block paved driveway that leads to an oversized garage, complete with an electric up-and-over door. The attractive side garden and low-maintenance rear garden, which includes a shed, provide ample outdoor space for relaxation and recreation. Upon entering, you will find a spacious hallway that features a convenient store cupboard. This hallway grants access to four well-proportioned ground-floor double bedrooms, complemented by a stylish four-piece family bathroom.

Venturing to the first floor, you will discover a landing that leads to a versatile study or optional fifth bedroom, along with a modern cloakroom. The excellent-sized kitchen diner is a highlight, boasting direct access to the garden via stairs, making it perfect for entertaining. Completing the first floor is a spacious lounge that opens onto a delightful sun terrace or balcony and has distant views toward Canvey's seawall and Kent coastline, ideal for enjoying the outdoors.

The property benefits from UPVC double glazing and gas-fired central heating, ensuring comfort throughout the year. Viewing is highly recommended to fully appreciate the potential and charm this property has to offer. Don't miss the opportunity to make this exceptional house your new home.



Hallway

UPVC entrance door with double-glazed insets giving access to a spacious hallway which has a coved textured ceiling, a further obscured double-glazed window next to the entrance door, and a turned spindled staircase providing access to the first floor accommodation, radiator, attractive tiling to the floor, doors off to the ground floor accommodation, and a store cupboard.

Bedroom One

12'4 x 10'8 max (3.76m x 3.25m max)

A good-sized double bedroom that has a coved textured ceiling, UPVC double-glazed window, radiator, and wood laminate flooring.

Bedroom Two

12'4 x 10'10 (3.76m x 3.30m)

A further good-sized double bedroom with a coved textured ceiling, UPVC double-glazed window, radiator, and feature exposed floorboards to the floor.

Bedroom Three

12'4 x 8'11 (3.76m x 2.72m)

Again, a further goodsized double bedroom with a coved textured ceiling, two UPVC double glazed windows to two aspects, radiator, and feature exposed floorboards to the floor.

Bedroom Four

9'2 x 8 (2.79m x 2.44m)

Further goodsized bedroom with a coved textured ceiling, UPVC double-glazed window, radiator, and feature exposed floorboards.

Family Bathroom

Has wood cladding to the ceiling, obscured UPVC double glazed window, tiling to walls, feature wood panelling to one wall with mirror, chrome heated towel rail, modern four piece white bathroom suite comprising of sink with chrome mixer taps set into vanity unit, bath with chrome mixer taps, push flush wc, shower enclosure with shower tray with glass doors and screen, wall mounted chrome shower, built in store cupboard and tiling to the floor.

First Floor Landing

Coved textured ceiling with a loft hatch, UPVC double-glazed window, doors off to the accommodation, a store cupboard which houses the boiler, and carpet.

Cloakroom

Coved textured ceiling, obscured UPVC double-glazed window, chrome heated towel rail, attractive tiling to walls and to floor, sink with chrome mixer taps into a large vanity unit, push flush enclosed system wc which also incorporates a further vanity unit and cupboard.

Lounge

20'3 x 11'6 (6.17m x 3.51m)

An excellent-sized lounge with coved textured ceiling, two ceiling roses, three UPVC double-glazed windows to various aspects, one of which has distant views of the Seawall and the coastline, UPVC double-glazed door giving access to the roof terrace, two radiators, dado rail, carpet, opening to kitchen/diner

Roof Terrace

Large decked area with artificial lawn and fencing.

Kitchen Diner

19'6 x 10'6 (5.94m x 3.20m)

Another excellent sized room with a coved textured ceiling, two UPVC double glazed windows plus double glazed door which has steps down to the garden, tiling to walls, part wood panelling, tiling to floor, radiator, white units at base and eye level with a glass display cupboard, plate rack and shelving, matching drawers and rolled top worksurfaces over incorporating a one and a quarter sink and drainer with chrome mixer taps, oven with extractor over to remain, built in fridge freezer and dishwasher, plumbing for washing machine and ample; room for a table and chairs.

Study/Bedroom Five

9'4 x 8'2 (2.84m x 2.49m)

Coved textured ceiling, UPVC double-glazed window, fitted desk with built-in cupboard, and carpet.

Exterior

Rear Garden

Low maintenance garden with block paving and paving, various raised bedded areas for plants and shrubs, decked area and shed, stairs up to the lounge, fenced to boundaries, two gates giving access to front and side gardens, outside tap.

Front /Side Garden

The front garden has a large block paved driveway which leads to the garage, steps up a further block paved area which leads round to the side garden with established bedded areas which is also heavily shingled, and steps up to the entrance door.

Garage

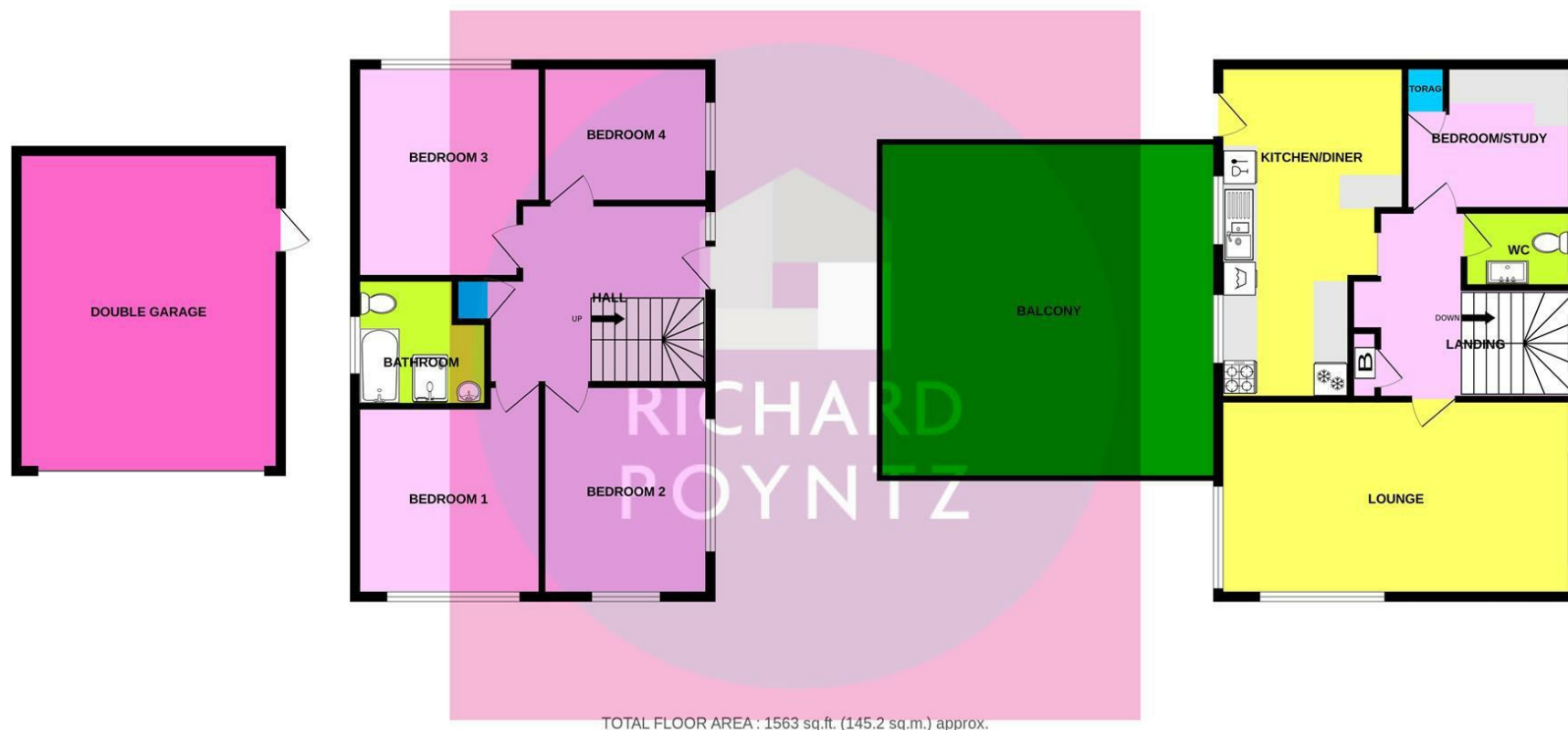
18 x 14'11 (5.49m x 4.55m)

As previously mentioned, larger than average with an electric up and over door, a window to the rear, and part part-glazed door giving access to the garden.



GROUND FLOOR
924 sq.ft. (85.9 sq.m.) approx.

1ST FLOOR
639 sq.ft. (59.3 sq.m.) approx.



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