



*123. Central Avenue*



**RICHARD  
POYNTZ**

# 123. Central Avenue Canvey Island SS8 9QP

Guide Price £350,000



Guide price £350,000 to £365,000

Located in the popular Winter Gardens area, this well-presented three-bedroom detached house offers easy access on and off Canvey, close to waterside walks, playing fields, schools for all ages, and within reach of Benfleet train station (not an unreasonable walk).

Set back from the road, the property benefits from a resin driveway and garage. Inside, the accommodation begins with a porch leading to a cloakroom and a front lounge, while to the rear is a modern kitchen/diner open-plan to a large conservatory with vaulted glass roof, creating a bright and spacious living area.

The first floor provides three bedrooms and a contemporary family bathroom, while outside is a pleasant rear garden.



## Porch

### Cloakroom

Fitted with a low-level WC and wash hand basin, providing a practical addition for family living and visiting guests.

### Lounge

15 x 14'11 (4.57m x 4.55m)

This is a bright and welcoming living room, styled in soft grey tones for a modern yet cosy feel. The spacious layout easily accommodates two large sofas while still leaving plenty of open floor space, thanks to the sleek wood-effect flooring that flows throughout. A bay window to the front allows natural light to flood in, enhancing the fresh and airy atmosphere. Finishing touches such as contemporary wall lighting, decorative shelving, and a stylish staircase add character and charm, making this an inviting family space that blends comfort with practicality.

## Kitchen/ Diner

15 x 9'10 (4.57m x 3.00m)

The kitchen is fitted with a comprehensive range of dark shaker-style units with contrasting work surfaces, incorporating a stainless-steel sink with drainer. There is ample storage and preparation space, complemented by tiled splashbacks and flooring for a practical yet stylish finish. Appliances include a double oven with gas hob and extractor, alongside space for further freestanding appliances. This inviting kitchen enjoys a seamless open plan layout into the conservatory, allowing for plenty of natural light to flow through and creating an excellent social and family-friendly space.

## Conservatory

15 x 9'10 (4.57m x 3.00m)

The property benefits from a bright and airy conservatory,



featuring a pitched glass roof and tiled flooring that flows seamlessly from the kitchen, creating a superb open-plan living and dining area. With ample natural light streaming through the surrounding windows and patio doors opening directly to the garden, this versatile space is ideal for family dining, entertaining, or simply relaxing while enjoying views of the garden.

### **First Floor Landing**

#### **Bedroom One**

Double Glazed and Radiator

#### **Bedroom Two**

Double Glazed and Radiator

#### **Bedroom Three**

Double Glazed and Radiator

#### **Bathroom**

Fitted with a modern white suite comprising a panelled bath with shower, wash hand basin set into a sleek vanity unit with storage, and a concealed cistern WC. Finished with tiled walls, contrasting dark flooring, and a window to the rear allowing in natural light, the room feels fresh, practical, and easy to maintain.

### **Garage**

#### **Front**

The property boasts a modern and well-presented frontage, featuring a spacious driveway providing ample off-street parking, along with access to a detached garage with a roller door. The house itself is attractively finished in a combination of traditional brickwork and contemporary cladding, complemented by stylish bay and square panel windows that give the façade a bright and inviting feel.

### **Garden**

This garden has been designed for low maintenance and year-round use. It features smartly laid, large grey stone paving slabs that give a clean, modern look while being practical underfoot. There's a covered wooden pergola structure providing a cosy seating or entertainment area, dressed with quirky decorations and subtle lighting. Greenery runs along the boundaries, with potted plants and ornaments adding character and colour. Overall, it's a stylish outdoor space with a blend of practical finishes and personal touches—perfect for relaxing or entertaining.





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