



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Steli Avenue, Canvey Island



**Morgan Brookes believe** - This charming 3 bedroom semi detached home offers spacious living for the modern family. The property offers a ground floor cloakroom, 17' kitchen / diner, 3 good size bedrooms, large rear garden and ample off street parking. Being conveniently located close to local amenities and bus routes.

**Our Sellers love** - The beautiful big bay window which lets in so much natural light & offers a lovely view of the street, making the living space feel warm and inviting. The location has also been a huge plus for them, with the train station just a short walk away & the nearby golf course providing a great spot to relax and enjoy the outdoors - it is in close proximity to 3 amazing primary schools making this a perfect family home.

### Key Features

- Guide Price £350,000 - £375,000.
- 3 Bedroom Semi Detached House.
- Ground Floor Cloakroom.
- 18' Kitchen / Dining Room.
- Ample Off Street Parking.
- Close To Local Amenities.
- Larger Than Average Plot.
- Call Morgan Brookes Today!

**Guide Price £350,000 -  
£375,000**

# Steli Avenue, Canvey Island

## Entrance

Double glazed panelled door to:

## Hall

**8' 7" x 6' 9" (2.61m x 2.06m)**

Built in storage cupboard, stairs to first floor, tiled flooring, coving to smooth ceiling, doors to:

## Living Room

**15' 0" x 14' 7" (4.57m x 4.44m)**

Double glazed box bay window to front aspect, radiator with ornate cover, carpet flooring, coving to smooth ceiling.

### Ground Floor Cloakroom

Obscure double glazed window to side aspect, vanity unit with inset sink, low level WC, radiator, complimentary tiling, coving to smooth ceiling.

### Kitchen/Diner

**18' 0" x 14' 11" (5.48m x 4.54m)**

Fitted with a range of wall and base level units, roll top work surfaces incorporating sink and drainer unit, splash back tiling, space and plumbing for appliances, wood effect flooring, built in storage cupboard, coving to smooth ceiling, opens to dining area: double glazed window to side aspect, double glazed patio doors to rear garden, radiator, wood effect flooring, coving to smooth ceiling.

### First Floor Landing

Coving to smooth ceiling, carpet flooring, doors to:

### Bedroom 1

**15' 0" x 10' 4" (4.57m x 3.15m)**

Double glazed window to front aspect, radiator, carpet flooring, coving to smooth ceiling.

### Bedroom 2

**17' 1" x 6' 7" (5.20m x 2.01m)**

Double glazed window to rear aspect, radiator, carpet flooring, coving to smooth ceiling.

### Bedroom 3

**11' 11" x 7' 6" (3.63m x 2.28m)**

Double glazed window to rear aspect, radiator, carpet flooring, coving to smooth ceiling.

## Bathroom

**10' 3" x 5' 2" (3.12m x 1.57m)**

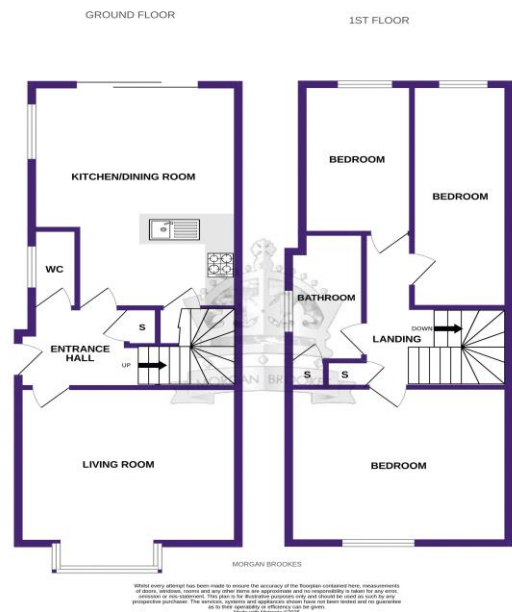
Obscure double glazed window to side aspect, vanity unit with inset sink, low level WC, bath with raised shower system and shower screen, complimentary tiling to walls and floor, stainless steel heated towel rail, coving to smooth ceiling.

## Rear Garden

Paved seating area, the remainder being laid to lawn with various shrubs to one side, gated side access.

### Front Of Property

Block paved driveway offering off street parking for up to 4 vehicles.



**Local Authority Information:**  
**Castle Point Borough Council**  
**Council Tax Band: B**

**01268 755626**

**morganbrookes.co.uk**

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- £375,000**

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.