



1 Margraten Avenue



**RICHARD
POYNTZ**

1 Margraten Avenue Canvey Island SS8 7JD

£425,000



Delightful three-bedroom detached bungalow occupies a wider-than-average corner plot, providing ample outdoor space and a sense of privacy. The property is ideally situated close to the seafront, allowing for strolls along the coast and the enjoyment of picturesque views.

Upon entering, you are welcomed into a spacious lounge to the rear that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining, with the bonus of a lean-to style Conservatory off. The well-appointed kitchen complements the living space, providing functionality and ease for everyday cooking, especially with the separate utility room. The bungalow features three generously sized bedrooms, with the master bedroom benefiting from an en-suite, ensuring comfort and convenience. With rear and side gardens and a garage with a power-assisted up-and-over door.

This property is offered with no onward chain, making it an attractive option for those looking to move swiftly into their new home. With its prime location, spacious layout, and potential for personalisation, this bungalow presents an excellent opportunity for families, retirees, or anyone seeking a tranquil coastal lifestyle. Do not miss the chance to make this charming bungalow your own.



Hall

The property is approached via a central UPVC entrance door with obscured double glazed panels leading to the entrance hall, a good sized entrance hall with coving to ceiling, power points and panelled doors leading to the accommodation.

Lounge

16'10 x 12' (5.13m x 3.66m)

Located towards the rear of the property with a double-glazed lead window to the rear elevation and matching double doors leading onto the lean-to style conservatory, two radiators, tv and power points, feature fireplace and surround, provision for wall lights and coved to ceiling.

Lean-to style Conservatory

11'3 x 7' (3.43m x 2.13m)

Double-glazed lead windows to three sides with matching double doors leading onto the garden, two radiators, power points and a provision for wall lights.

Kitchen

11'10 x 10' (3.61m x 3.05m)

UPVC double-glazed lead window overlooking the rear garden, one and a quarter enamel sink unit inset to a range of rolled edge work surfaces to three sides, light finished units at base and eye level, four-ring inset gas hob with fitted extractor over, adjacent double oven, radiator, space for small table and chairs if required, power points and ceramic tiling to splashback.

Utility

15'8 x 9' maximum and reducing down (4.78m x 2.74m maximum and reducing down)

UPVC double-glazed lead window to the rear and front elevations, matching UPVC double-glazed door providing access to the garden, radiator, wall-mounted boiler, one and a half single drainer sink unit inset to a range of rolled edge work surfaces, units at base and eye level, plumbing and space for washing machine, tumble dryer

and further domestic appliances, ceramic tiling to the walls, tv and power points, panelled door leading to the garage.

Bedroom One

11'8 plus door recess x 12'5 including the depth o (3.56m plus door recess x 3.78m including the depth)
UPVC double-glazed leaded box bay window to the front elevation, radiator, coved to ceiling, power points, fitted wardrobes to one wall.

En-Suite

UPVC obscure double-glazed window to the side elevation, radiator, suite comprising low-level push-flush WC, wall-mounted wash hand basin, fitted shower with screening, radiator, ceramic tiling to the walls and extractor.

Bedroom Two

12'4 x 8 plus door recess (3.76m x 2.44m plus door recess)
UPVC double-glazed lead window to the front elevation, radiator, power points, tv point and coved to ceiling.

Bedroom Three

9'3 x 7'9 (2.82m x 2.36m)
UPVC double-glazed lead window to the front elevation, radiator, power points, tv points, coved to ceiling, wardrobes to one wall.

Family Bathroom

8'8 x 5'7 (2.64m x 1.70m)
UPVC obscured double-glazed window to the rear elevation, radiator, suite comprising low-level push-flush WC, pedestal wash hand basin, panelled bath with shower mixer taps, radiator, extractor fan and ceramic tiling to the walls

Exterior

Rear Garden

To the rear of the property extends a patio area with the remainder being laid to lawn, a shed to one side and a greenhouse, further patio area to one corner, with garden extending to one side being fairly secluded and being laid to lawn, a personal gate providing access to the front

Front Garden

Average in size with a brick retaining wall.

Garage

17' x 8'8 (5.18m x 2.64m)
Glazed window and personal door to the rear, power and light connected, water tap, power-assisted up and over door leading to own driveway providing additional off-street parking



GROUND FLOOR
1137 sq.ft. (105.6 sq.m.) approx.



TOTAL FLOOR AREA: 1137 sq.ft. (105.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 1.0.0.0

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