

70.. Central Avenue

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Canvey Island
SS8 9QR

Guide Price £275,000

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Guide Price £275,000 to £280,000

PART EXCHANGED CONSIDER FOR LARGER PROPERTY . Attractive two-bedroom detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts a spacious lounge at the front, perfect for relaxation and entertaining guests.

The modern fitted kitchen is designed with both style and functionality in mind,The contemporary bathroom complements the overall appeal of the home, ensuring that it meets the needs of modern living. with two good-sized bedrooms to the rear pf the property completing the accommodation.

One of the standout features of this bungalow is the larger than average patio and lawned rear gardens, providing ample outdoor space for gardening, leisure activities, or simply enjoying the fresh air. There is also a driveway and garage.

Ideally located, this property offers easy access to Canvey Island and the nearby Benfleet railway station, making it a perfect choice for commuters and those who appreciate the convenience of local amenities.

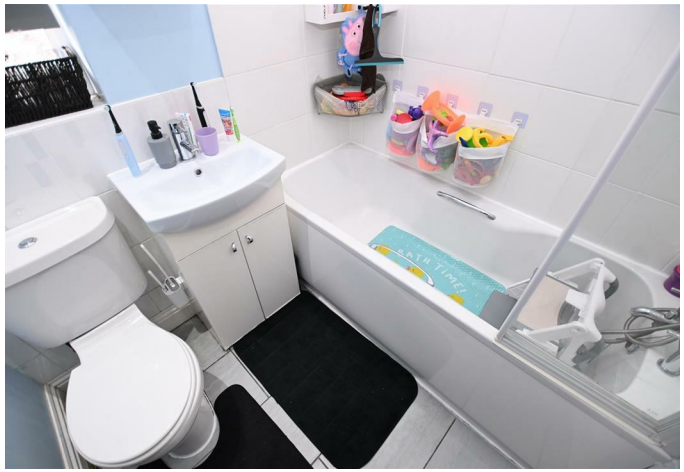
This bungalow is not just a yhome; it is a place where you can create lasting memories. Whether you are a first-time buyer, a small family, or looking to downsize, this property is sure to meet your needs.











Entrance Porch
The property is approached via a UPVC entrance door with obscure double-glazed panels leading to the entrance porch with laminate wood flooring and a panelled door leading to the lounge.

Lounge
18'2 x 11'8 into bay (5.54m x 3.56m into bay)
Feature UPVC double-glazed bay window to the front, tv and power points, laminate wood flooring, coved and flat plastered ceiling, arch leading to the kitchen which we feel could be opened up to make this area open planned, a panelled door leading to the inner hall.

Kitchen
9'5 x 5'9 (2.87m x 1.75m)
Obscure UPVC double-glazed window to the side elevation and matching half double-glazed door providing access with one and a half single drainer sink unit inset to a range of rolled edge work surfaces with light finished units at base and eye level, oven to remain with stainless steel extractor canopy over which will remain, plumbing and space for washing machine and fridge freezer, wall mounted boiler, tiled splash back, power points and laminate wood flooring.

Inner Hall
Laminate wood flooring, coved to the ceiling with access to the loft via a hatch, and panelled doors leading to the accommodation.

Bedroom One
11'2 x 9'4 (3.40m x 2.84m)
UPVC double-glazed window overlooking the rear garden with radiator, power points, textured and coved ceiling,carpet.

Bedroom Two
11'2 x 8'4 (3.40m x 2.54m)
A good-sized second bedroom with UPVC double-glazed window again overlooking the rear garden, radiator, textured and coved ceiling, and laminate wood flooring.

Bathroom
Obscure double-glazed window to the side elevation, modern white suite comprising a low-level push flush wc, wash hand basin inset to a vanity unit below, panelled bath with shower mixer taps and folding screen, complimentary ceramic tiling to the walls and to the splash backs, coved and flat plastered ceiling with extractor, downlighting and chrome heated towel rail.

Exterior

Rear Garden
As previously mentioned, a larger than average garden commencing with a paved patio to one side, with the remainder being laid to lawn, fencing to boundaries, a side pathway, and a gate providing access to the front of the property, shed to remain . Our client informs us that the garden is 81m2

Garage
With UPVC double-glazed French-style doors to the rear elevation, up and over door leading to the driveway.

Front Garden
Being mainly heavily shingled and hardstanding drive providing off street parking with fencing to the boundaries, external light

Agents Note
We understand from our client the loft is fully installated and partly boarded . Also the boiler is serviced.








GROUND FLOOR



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