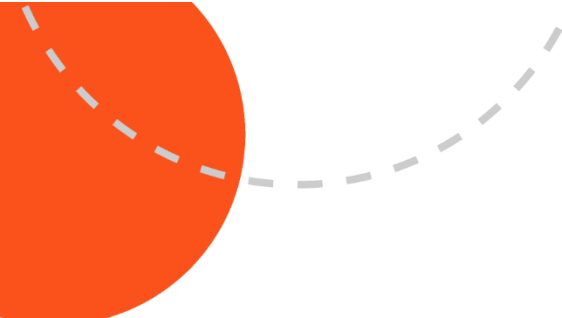




Aalten Avenue, Canvey Island, Essex, SS8 7QP

4/5 bedroom detached house / Guide Price £400,000-£425,000 / t. 01702 555888





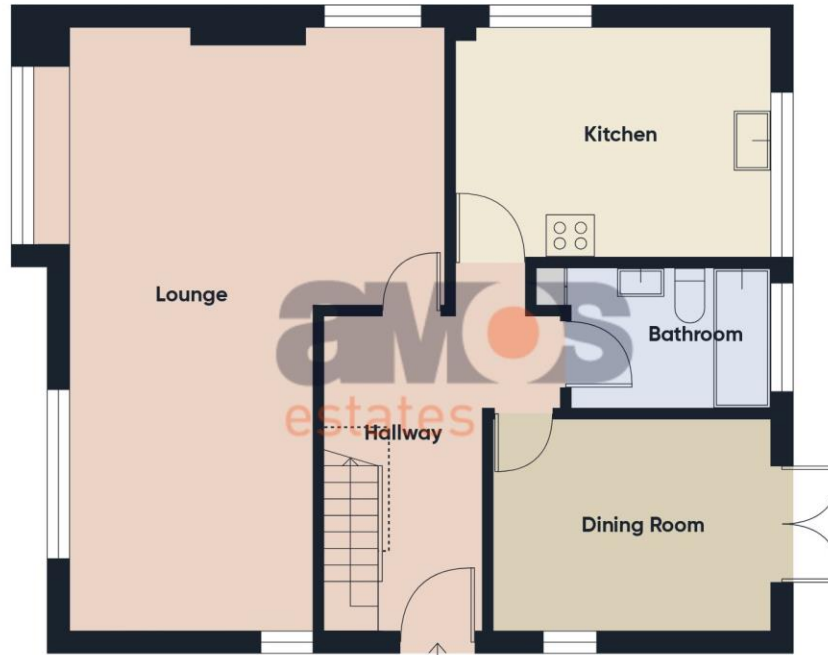
Offered with no onward chain, this substantial and highly versatile **four/five-bedroom** detached family home is ideally positioned within a sought-after cul-de-sac, just moments from the estuary. The spacious and flexible accommodation comprises a generous lounge with ample space for a dining table, a separate dining room (which could also serve as a ground floor bedroom), a fitted kitchen, and a ground floor bathroom. To the first floor are four well-proportioned bedrooms and a separate W.C., providing excellent space for growing families. Externally, the property benefits from a west-facing rear garden, a garage, and ample off-street parking.

Situated in a highly desirable part of Canvey Island, the home is within easy reach of the seafront, local shops, everyday amenities, and Canvey Town Centre. Benfleet railway station, offering direct services to London Fenchurch Street, is also just a short drive away. Early viewing is highly recommended.

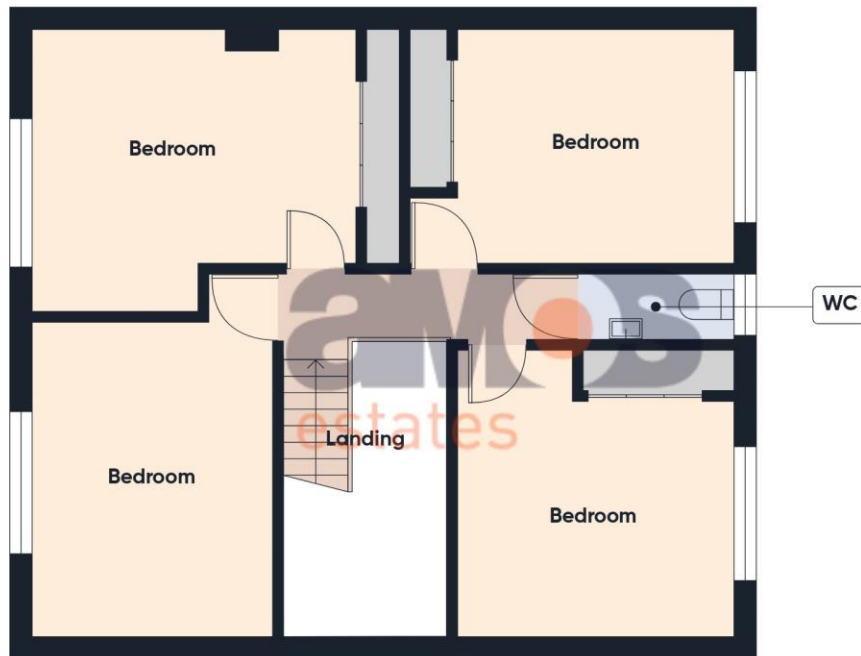
Find us on



**A space to  
call home.**



Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1502 ft<sup>2</sup>  
139.6 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Highlights

- \ Substantial Four/Five Bedroom Detached Family Home
- \ Versatile Accommodation
- \ No Onward Chain
- \ West Facing Rear Garden
- \ Larger Than Average Garage
- \ Ample Off Street Parking
- \ Generous Size Bedrooms
- \ Excellent Scope To Improve
- \ Sought After Cul Se Sac
- \ Close To The Seafront
- \ Highly Desirable Part Of Canvey Island
- \ Short Drive To Benfleet Station
- \ Viewings Advised



Double glazed entrance door opening to entrance hall.

### **Entrance Hall 13' x 9'5 Reducing to 6'6 \**

Fitted carpet, carpeted stairs with timber balustrade leading to first floor, radiator, power points, consumer unit, doors to accommodation off.

### **Lounge 24'5 x 15'3 \**

L shaped maximum measurements, fitted carpet, two radiators, double glazed bay window to front with double glazed window adjacent, smooth plastered and coved ceiling, wall light points, double glazed lead light window to side, power points, TV point, feature fireplace housing gas fire.

### **Dining Room/Ground Floor Bedroom Five 11'4 x 8'7 \**

Fitted carpet, radiator, power points, double glazed lead light window to side, double glazed French doors leading to rear garden.

### **Kitchen 12'10 x 9'2 \**

Double bowl sink and drainer unit with chrome mixer tap inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space and plumbing for a washing machine, tumble dryer, dishwasher, cooker, tiled flooring, tiled splashbacks, double glazed window to side and rear, wall mounted boiler.

### **Ground Floor Bathroom 8'3 x 5'8 \**

Three piece suite comprising panelled bath with shower over, low flush WC, pedestal wash basin, tiled walls and flooring, shaver point, storage cupboard, obscure double glazed window to rear, inset spotlights, radiator.

### **Landing \**

Fitted carpet, loft access hatch, doors to accommodation off.





**Bedroom One 13'5 Plus Wardrobe Depth x 11'4 Maximum \**  
Double glazed window to front, fitted carpet, radiator, power points, fitted wardrobes.

**Bedroom Two 12'10 x 9'10 \**  
Double glazed window to front, fitted carpet, radiator, power points.

**Bedroom Three 11'6 x 11'5 Maximum \**  
Double glazed window to rear, exposed wood flooring, fitted wardrobes, radiator, power points.

**Bedroom Four 12'11 x 9'6 \**  
Double glazed window to rear, radiator, fitted carpet, power points, fitted wardrobes.

**WC \**  
Two piece suite comprising low flush WC wall hung wash basin with tiled splashback, radiator, obscure double glazed window to rear.

**Rear Garden \**  
Low maintenance west facing rear garden laid to established lawn with patio adjacent, flowerbeds, fencing to borders, side access to front, access to:

**Detached Garage 19'4 x 11'10 \**  
Power and light connected, personal door to and from garden, up and over door to front.

**Front Garden \**  
Large driveway providing ample off street parking.











**PLEASE NOTE:-**

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

*Digital Markets, Competition and Consumers Act 2024.*

*These details are for guidance only, complete accuracy cannot be guaranteed. For any points which are of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given concerning planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.*

# at the heart of property.

Our professional and personal approach to property isn't just limited to residential sales. With a thriving commercial team, a dedicated mortgages expert and the longest established lettings and management department in Hadleigh and Hockley, we offer clients an exceptional experience, no matter what service they need.

**Hadleigh Office:** 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosstates.com

**Hockley Office:** 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosstates.com

[amosstates.com](https://amosstates.com)