



NICKOLDS
Property Specialists



59 Mayland Avenue, Canvey Island, SS8 0BU

Guide price £475,000

- Beautiful detached spacious family home with 4 double bedrooms
- South facing 100ft garden with established shrubs
- New electrics, heating, carpets and floor coverings
- Great family home, close to the seafront and parkland. Ideal for those who love picturesque walks
- Stunning on-trend newly decorated, luxury panelled bathroom
- Walking distance to seafront and located in a quiet residential road
- Reinforced driveway with parking for multiple cars
- Integral garage, with electric door which could be converted into another room
- Full planning passed for an extension
- Large kitchen with separate dining area and separate utility room

Directions

Viewings

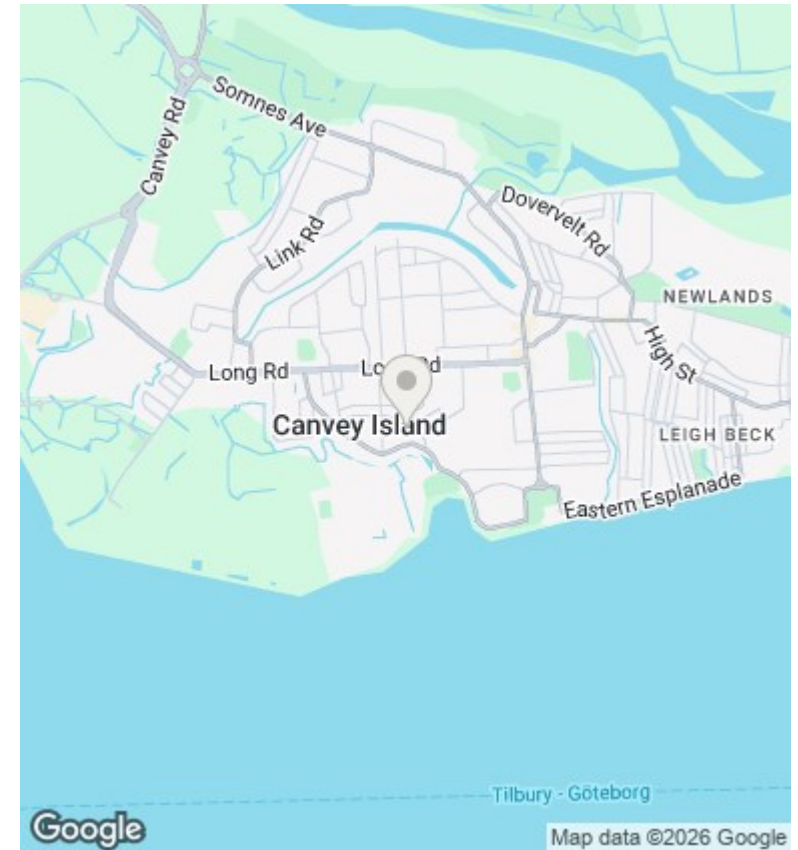
Viewings by arrangement only. Call 01702 933 597 to make an appointment.

Council Tax Band

E

EPC Rating:

D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	