



27 Keer Avenue



**RICHARD
POYNTZ**

27 Keer Avenue Canvey Island SS8 7NP

£325,000



This deceptively spacious two-bedroom bungalow is attractively presented and offers well-planned accommodation throughout. Conveniently located near the seafront, the property combines modern design with comfortable, practical living.

The accommodation includes an elegant and generously sized front-facing lounge, with a useful utility room positioned to the side. A conservatory/lean-to, accessed from both the lounge and inner hall, provides a versatile additional space. There are two well-proportioned bedrooms, a modern shower room, and a stylish fitted kitchen complete with oven and hob.

Externally, the bungalow benefits from parking to the front and a small garage. A really lovely home, ideal for those seeking a well-presented bungalow in a convenient location.



Porch

Double-glazed entrance door into the porch, further door connecting to the lounge

Lounge

18'4 x 12'9 (5.59m x 3.89m)

A good-sized lounge with a double-glazed window to the front elevation, flat plastered ceiling with inset spotlights, radiator, doors connecting to a lean-to/conservatory, door to the side to the utility room, and a further door connecting to an inner hall.

Inner Hall

Connects to the remainder of the bedrooms, the kitchen, the shower room, and the lean-to/conservatory.

Kitchen

8'3 x 6'10 (2.51m x 2.08m)

Double-glazed window to the side elevation, range of gloss units and drawers at base level to three walls with work surfaces over, inset hob, inset stainless steel, tiling to splashbacks, matching units at eye level, eye level cooker plus extractor.

Utility Room

7'4 x 6' (2.24m x 1.83m)

Off the lounge and double-glazed window to the rear elevation, units with space and plumbing facilities for a washing machine, plus work surfaces and an inset stainless steel sink.

Shower Room

Double-glazed window to the side elevation, tiling to walls and floors in ceramics, a corner shower cubicle, a vanity unit, and a low-level wc.

Bedroom One

10'2 x 9'11 (3.10m x 3.02m)

Double-glazed window to front elevation, radiator, and access to the loft.

Bedroom Two

12'9 x 9'10 (3.89m x 3.00m)

Double-glazed window to the side elevation, radiator, coving to textured ceiling.

Lean-to/Conservatory

7'4 x 6' (2.24m x 1.83m)

Double-glazed sliding patio doors opening into the lounge, further doors connect to the garden, double-glazed window to the side elevation

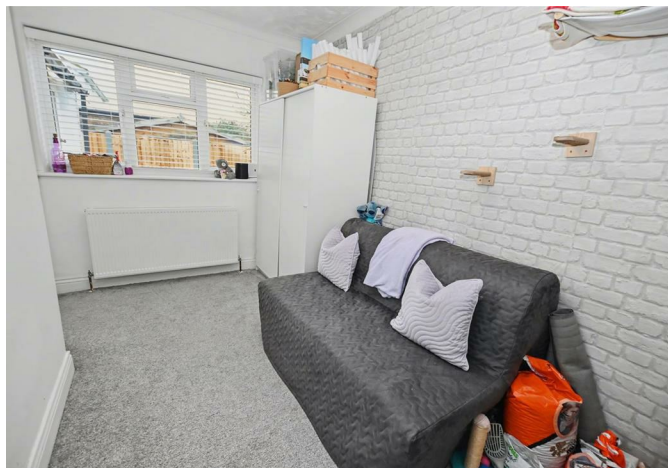
Exterior

Rear Garden

Average in size, lawned and patio area, fenced to boundaries, wide side access to front

Front Garden

Off street parking



GROUND FLOOR



Whilst 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.
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