



* EXTRA WIDE PLOT WITH GARAGE AND DRIVEWAY * GENEROUS WRAP AROUND GARDEN * THREE BATHROOMS * A beautiful double fronted character chalet bungalow that has the advantages of four good size bedrooms, a fully fitted kitchen diner and a master bedroom en-suite with fitted wardrobes. There is also a downstairs shower room, a top floor bathroom and a spacious bay fronted lounge. Located in a quiet turning within a popular residential area, this bungalow is close to Smallgains playing fields, the sea wall and favoured schools such as Leigh Beck Primary School and Castle View Secondary School.

- Attractive double fronted bungalow
- Four good size bedrooms
- Delightful South West wrap around garden
- Hugely wide plot
- Smallgains playing fields close by
- Garage and driveway
- Three bathrooms including an en-suite
- Generous kitchen diner
- Close to local amenities
- Close to Canvey High Street

Laars Avenue

Canvey Island

£450,000

Offers Over



Laars Avenue



Frontage

Parking at least two to three vehicles, front garden area with established shrubs and flower borders, access to:

'L' Shaped Hallway

Coved ceiling with inset spotighting and picture rail, carpeted staircase to the first floor, two radiators one with a radiator cover, and laminate flooring, understairs storage.

Lounge

14'10" x 13'10" into the bay

Double glazed bay windows to the front with fitted shutter blinds, coved ceiling with pendant light, feature fireplace with a tiles surround, two radiators, laminate flooring.

Bedroom Two/Reception Room

12'11" x 12'11" into the bay

Double glazed bay windows to the front, coved ceiling, fitted shutter blinds, radiator, laminate flooring.

Bedroom One

12'2" x 10'10"

Coved ceiling with a pendant light, radiator, double glazed French doors to the rear opening onto the garden, laminate flooring, door to:

En-Suite Shower Room

7'11" x 6'10" up to the fitted wardrobes

Double glazed windows to the side and rear, fitted wardrobes, larger corner shower, low-level WC, vanity unit wash basin, lino flooring, chrome heated towel rail.

Kitchen Diner

21'4" x 8'10"

Comprising of wall and base level units with roll edge laminate worktops, 1.5 sink and drainer, tiled splashbacks, space for a dishwasher and washing machine, integrated AEG oven and grill, four ring gas hob with an extractor fan above, and tiled flooring. Dining area: Double-glazed windows to the side, double-glazed French doors to the rear

opening onto the garden, laminate flooring, radiator.

Shower Room

5'1" x 4'5"

Smooth ceiling with inset spotlights, extractor fan, obscured double-glazed windows to the side, double walk-in shower, low-level WC, vanity unit wash basin, chrome heated towel rail, lino flooring.

First Floor Landing

Eaves storage housing a Worcester combo boiler, double-glazed Velux window to the side, carpet, doors to all rooms.

Bedroom Three

17'10" into the eave > 12'6" x 15'0"

Smooth ceiling with inset spotlights, double-glazed windows to the rear and side with fitted shutter blinds, built-in storage cupboards, radiator, and carpet.

Bedroom Four

9'6" x 8'4"

Double-glazed windows to the rear with fitted shutter blinds, smooth ceiling with inset spotlights, radiator, and carpet.

Upstairs Bathroom

7'0" x 6'3"

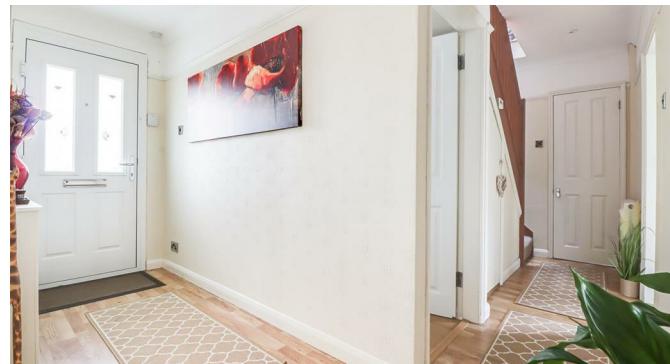
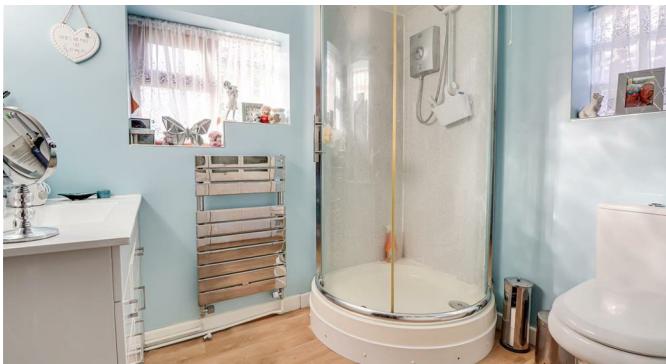
Double-glazed windows to the side aspect, eaves storage cupboards, three-piece suite comprising of free-standing roll top bath with shower attachment, low level WC, pedestal wash basin, lino flooring, heated towel rail.

South West Facing Wrap Around Garden

Commences with a large patio area, remainder laid to lawn, established shrubs and plants, outside tap, and side access to the front driveway. Shed to remain. Outside power points.

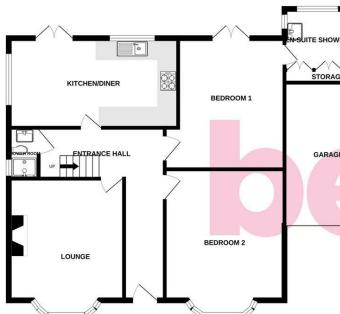
Attached Garage

Up and over door to front, second tap, power and light.

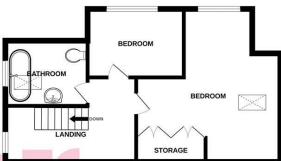


Floor Plan

GROUND FLOOR



1ST FLOOR

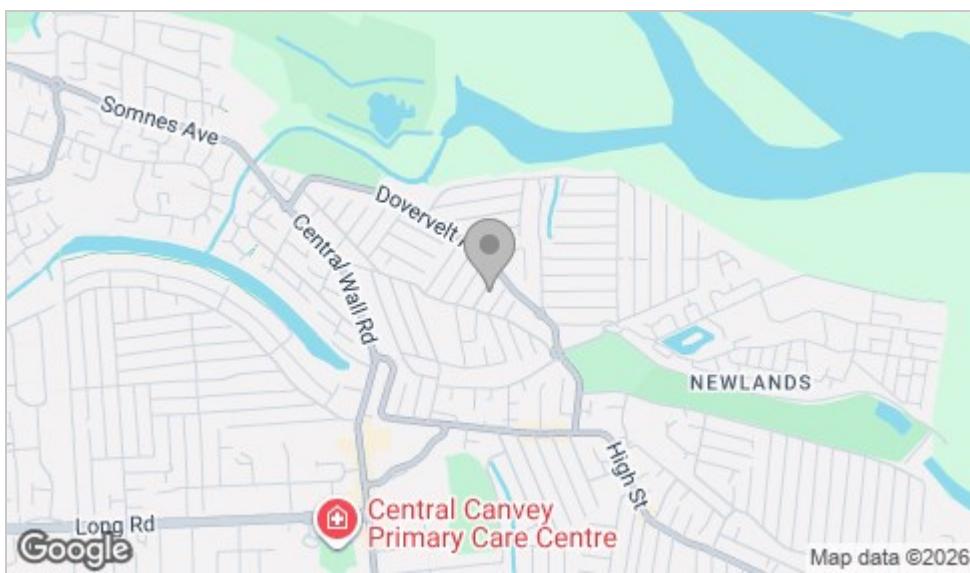


Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The floorplans are for general guidance only and do not represent the property as it may appear. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.

Made with Memphis ©2023



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E		61
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	