



 18. *Griffin Avenue*

RICHARD  
POYNTZ



# 18. Griffin Avenue Canvey Island SS8 8BE

£300,000



Attractive two-bedroom detached bungalow presents a wonderful opportunity for those seeking a comfortable and convenient home. Offered with no onward chain, this property is ready for you to move in without delay.

Upon entering, you will find a good-sized lounge at the front, providing a warm and inviting space for relaxation and entertainment. The bungalow also features a modern double-glazed lean-to/conservatory, which adds an extra dimension to the living space, perfect for enjoying the natural light and views of the garden throughout the year.

The two well-proportioned bedrooms offer ample space for rest and personalisation, making it an ideal choice for couples, small families, or those looking to downsize. The property is complemented by a well-appointed bathroom and a wet room and fitted Kitchen ensuring all your essential needs are met. Additionally, the bungalow boasts a power-assisted garage with own driveway.

This delightful home is situated in a peaceful neighbourhood, making it a perfect retreat while still being close to local amenities and transport links, this bungalow is a fantastic choice that combines comfort, practicality, and a welcoming atmosphere. Do not miss the chance to make this lovely property your own.



## Hall

The property is approached via a side UPVC entrance door with obscure double-glazed panels leading to the entrance hall with a UPVC obscure double-glazed window to the side elevation, floor coverings, and a doorway leading to the accommodation

## Lounge

15'4 x 12'1 (4.67m x 3.68m)

Large UPVC double-glazed window to the front elevation, radiator, TV and power points, brick-built fireplace with display shelving.

## Kitchen

10' x 6' (3.05m x 1.83m)

UPVC double-glazed window to the side elevation, single drainer sink unit inset to a range of square edge work surfaces to two sides, attractive oak finished units at base and eye level, four-ring gas hob with fitted extractor over, double oven to the side, plumbing and space for washing machine and dishwasher, space for fridge, radiator, complimentary ceramic tiling to the walls, floor coverings and UPVC half double glazed door leading to the lean-to style conservatory.

### **Lean-to style Conservatory**

10'6 x 8'4 (3.20m x 2.54m)

Brick base and UPVC double-glazed windows to three elevations with fitted blinds and matching UPVC double-glazed French doors leading onto the garden, power points, radiator, and laminate wood flooring.

### **Bedroom One**

11'6 x 10' (3.51m x 3.05m)

UPVC double-glazed window overlooking the rear garden, radiator, power points, some fitted wardrobes with top boxes over, and access to the loft via a hatch.

### **Bedroom Two**

10' x 7' (3.05m x 2.13m)

UPVC double-glazed window again overlooking the rear garden, radiator, power points

### **Wet Room**

Obscure double-glazed window to the front elevation, suite comprising a low-level push flush wc, wall-mounted wash hand basin, wall-mounted shower with drainage and fitted screening, complimentary ceramic tiling to the walls, heated towel rail, fitted extractor fan

### **Exterior**

#### **Rear Garden**

To the rear of the property are resin-style pathways with a central patio garden, raised borders with artificial lawn, a side pathway, and a gate providing access, external lighting with a half-obscured double-glazed door providing access to the garage

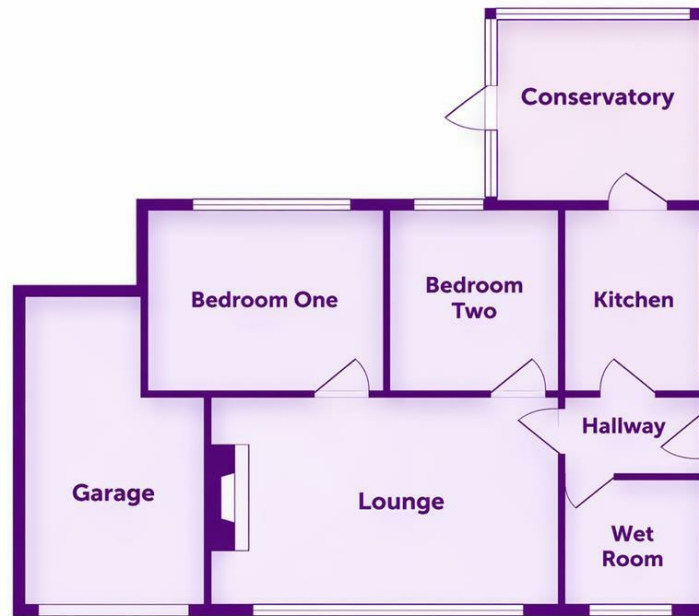
#### **Garage**

With power and light connected, wall mounted combination boiler, power assisted roller door to the front.

#### **Front Garden**

Resin pathways and driveway providing off-street parking with an artificial lawned area and fencing to the boundaries, and external light.





Floorplan for identification purposes only. Not to scale.

**Misrepresentation Act 1967:** These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

**Property Misdescription Act 1991** The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc. and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts



Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: [rp@richardpoyntz.com](mailto:rp@richardpoyntz.com)  
 Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45  
 Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.  
 Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

