



*14 Waarem Avenue*



**RICHARD  
POYNTZ**



**14 Waarem Avenue**  
**Canvey Island**  
**SS8 9DS**

£250,000



One-Bedroom Detached Bungalow | Close to Town Centre | No Onward Chain

Situated within easy reach of the town centre, this well-presented one-bedroom detached bungalow offers convenient single-level living with the added benefit of no onward chain.

The accommodation includes a comfortable lounge, fitted kitchen with direct access to the rear garden, a double bedroom, and a modern shower room. Outside, the property enjoys a pleasant enclosed rear garden with decking and lawn, ideal for low-maintenance enjoyment, along with a garage providing secure parking or useful storage.

Further benefits include off-street parking, double glazing, and a quiet residential setting, while remaining close to local shops, amenities, and transport links.

An excellent opportunity for downsizers, first-time buyers, or investors alike — a straightforward sale, just as we like it.

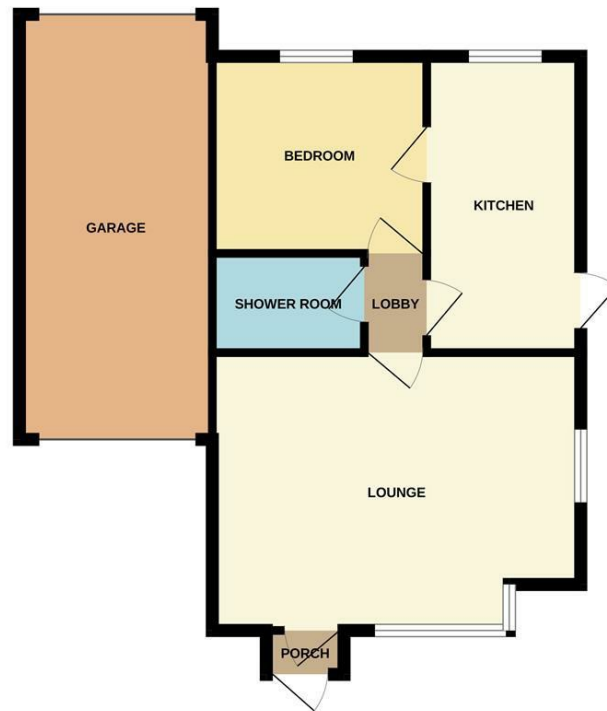


|                                                |                    |
|------------------------------------------------|--------------------|
| <b>Hall</b>                                    | <b>Shower Room</b> |
| <b>Lounge</b><br>16'8 x 12'7 (5.08m x 3.84m)   | <b>Outside</b>     |
| <b>Inner Hall</b>                              | <b>Garage</b>      |
| <b>Kitchen</b><br>13'06 x 6'09 (4.11m x 2.06m) |                    |
| <b>Bedroom One</b><br>10'4 9'10 (3.15m 3.00m)  |                    |





GROUND FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 599 sq.ft. (55.7 sq.m.) approx.  
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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