



16.. Baardwyk Avenue



**RICHARD
POYNTZ**

16.. Baardwyk Avenue Canvey Island SS8 8NU

£375,000



A lovely three-bedroom detached home situated just off the High Street and within easy reach of Smallgains Playing Fields, offered with no onward chain.

This attractive property occupies a particularly wide plot and provides spacious accommodation throughout. The ground floor features a generous lounge, a modern fitted kitchen and a convenient cloakroom. Upstairs there are three double bedrooms, all of good size, making the home ideal for families or those looking for extra space.

Further benefits include a garage, gas central heating and double glazing. Properties of this style and location rarely remain available for long, especially detached and chain-free.



Hall

Double-glazed entrance door into hall with stairs connecting to the first floor, adjacent double-glazed window to the side, door to the cloakroom, opening through to the kitchen, and glass doors connecting to the lounge.

Cloakroom

Suite comprising low level wc, vanity unit with inset wash hand basin, and laminate flooring.

Lounge

21' x 12'10 (6.40m x 3.91m)

A good-sized through lounge with double-glazed bay

window to the front elevation and double-glazed French doors opening onto the garden, coving to the ceiling, laminate flooring, radiator.

Kitchen

11'4 x 11'2 (3.45m x 3.40m)

Double-glazed door and window to the rear elevation, space if needed for dining room table, gloss white units and drawers at base level with work surfaces over, inset circular stainless steel sink, tiling to splashbacks, matching units at eye level, extractor unit

First Floor Landing

Spacious and with doors off to the three bedrooms, storage cupboard, and radiator.

Bedroom One

15'4 reducing to 10'8 x 9'10 (4.67m reducing to 3.25m x 3.00m)

Double-glazed to the rear elevation, radiator, flat plastered ceiling, fitted carpet.

Bedroom Two

11'1 x 10'9 (3.38m x 3.28m)

Double-glazed to front elevation, fitted carpet, radiator, and flat plastered ceiling.

Bedroom Three

11'5 x 10'6 (3.48m x 3.20m)

Again, a good-sized third bedroom, cupboard housing gas fired boiler, radiator, double glazed window to the front elevation.

Bathroom

Suite comprising white bath, units incorporating low level wc and white butler-style sink with chrome mixer taps, tiling to the walls, obscure double-glazed window to the side elevation.

Exterior

Rear Garden

Occupies a much wider than average plot with lawned gardens to the rear and side elevations, a decked area, and access to the garage.

Garage

15'8 x 7'11 (4.78m x 2.41m)

Electric roller door to the front, double-glazed door and window to the rear elevation, power and light connected.

Front Garden

Off-street parking to the front with access to the garage, plus a low-level retaining wall to the side.





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