



9, Gainsborough Avenue

RICHARD  
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# 9, Gainsborough Avenue Canvey Island SS8 7LU

£365,000



3 Bedroom Semi-Detached House | Leigh Beck, Canvey Island

Positioned just off the High Street in Leigh Beck, this three-bedroom semi-detached home offers generous living space in a location that works for everyday life — moments from the seafront, convenient bus routes and Leigh Beck Primary School.

The ground floor is arranged around a spacious L-shaped lounge/diner, giving excellent flexibility for family living and entertaining. The kitchen is supported by a separate utility room, and a downstairs cloakroom adds practical convenience — a feature many buyers actively look for.

Upstairs are three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for a growing household. Gas central heating and double glazing are in place throughout.

To the front, ample off-street parking removes the daily parking question entirely — a genuine advantage in this part of the Island.

A well-located, sensibly arranged home with space to grow into and scope to make your own



## Hall

Entrance hall with attractive patterned flooring and neutral décor.

Double-glazed front door with decorative inset panels, radiator, and access to the lounge and cloakroom. Bright and well presented, creating a welcoming first impression.

## Cloakroom

Ground floor cloakroom fitted with a low level WC and a butler-style white sink set atop a vanity cabinet with storage below.

Part tiled walls and complementary flooring, finished in a modern style. Compact, practical and neatly presented.

## Lounge / Diner

24'09 x 19'07 r 8'02 (7.54m x 5.97m r 2.49m)

Spacious L-shaped lounge/diner with double glazed bay window to the front and double glazed doors opening onto the rear garden.

Elegant and well-proportioned, offering ample space for both seating and a dining table. Radiator, access to the kitchen, and an ideal layout for family living and entertaining.

## Kitchen

9'09 x 7'06 (2.97m x 2.29m)

Well-appointed fitted kitchen offering a range of matching wall and base units with complementary work surfaces and tiled splashbacks.

Incorporating a built-in oven with gas hob and extractor hood over, stainless steel sink and drainer, and space for further appliances. Double glazed window to the rear providing natural light, tiled flooring, and access through to the utility room. Practical layout with ample worktop and storage space.

## Utility

13'05 x 5'03 (4.09m x 1.60m)

Utility room with fitted work surface incorporating an inset stainless steel sink and drainer, plus space and plumbing for a washing machine and additional appliances.

Double-glazed window and door to the rear garden, wall-mounted modern boiler, and internal access to the garage. Practical and well-arranged ancillary space.

## Landing

Landing with double glazed window to the side providing natural light.

Access to three bedrooms and the family bathroom.

## Bedroom One

11'11 x 11'05 (3.63m x 3.48m)

With double-glazed window and a radiator.

Well-proportioned room offering comfortable accommodation and good natural light.

## Bedroom Two

10'9 r 8'03 x 12 (3.28m r 2.51m x 3.66m)

With double-glazed window and a radiator.

Well-proportioned room offering comfortable accommodation and good natural light.

## Bedroom Three

10 x 7'07 (3.05m x 2.31m)

With double-glazed window and a radiator.

Well-proportioned room offering comfortable accommodation and good natural light. Loft Access

## Bathroom

Family bathroom fitted with a panel enclosed bath with shower over and screen, pedestal wash hand basin and low level WC.

Complemented by part tiled walls with decorative border, tiled flooring and radiator. Double glazed window to the front providing natural light and ventilation. Well presented and practical for everyday family use.

## Exterior

### Front

Attractive semi-detached home with a smart red brick and rendered frontage.

The property benefits from a bay-fronted window, double-glazed windows and door, and a covered entrance porch. A generous paved driveway provides ample off-street parking and leads to a single garage. Finished with a low brick boundary wall, the frontage offers a neat, low-maintenance approach with excellent kerb appeal.

### Garden

Rear garden mainly laid to lawn with fenced boundaries providing privacy.

Patio area to the immediate rear, ideal for outdoor seating and entertaining. Well enclosed and easy to maintain, making it perfect for families or those seeking a manageable outside space.

### Garage

15 x 11'01 (4.57m x 3.38m)

Good sized garage with up and over door to the front and separate pedestrian door access.

Power and lighting connected, with internal door leading through to the utility room. Ideal for storage, workshop space or additional parking.



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