



51 Gairle Avenue



51 Goirle Avenue Canvey Island SS8 8AW

£375,000



This semi-detached house presents a deceptively spacious family home that is sure to impress. Boasting three generously sized double bedrooms, this property is perfect for families seeking comfort and room to grow.

Upon entering, you are greeted by a welcoming lounge at the front of the house, providing a cosy space for relaxation and family gatherings. The heart of the home is undoubtedly the kitchen/diner, which offers ample room for a dining table and chairs, making it an ideal setting for family meals and entertaining guests.

One of the standout features of this property is the stunning conservatory, which can easily serve as a second lounge area. Measuring an impressive 21'7" by 9'2", this bright and airy space creates a tranquil retreat for both relaxation and socialising.

The property also includes a well-appointed bathroom and ground-floor cloakroom, ensuring convenience for the whole family. With its combination of spacious living areas and thoughtful design, this home is a wonderful opportunity for those looking to settle in a friendly community.

In summary, this semi-detached house is a delightful family home that offers both comfort and style, making it a must-see for anyone looking to enjoy the best of Canvey Island living.



Hall

The property is approached from the side via a composite entrance door with obscure double-glazed panels and a matching obscure double-glazed window to the side elevation, leading to the entrance hall with a radiator, laminate wood flooring, stairs connecting to the first floor accommodation, a coved and flat plastered ceiling, and panelled doors leading to the accommodation.

Groundfloor Cloakroom

Much larger than average with an obscure double-glazed window to the rear elevation, modern suite comprising a low-level push flush wc, pedestal wash hand basin with tiled splashback, radiator, laminate wood flooring, and wall-mounted boiler.

Lounge

12'10 x 11'9 (3.91m x 3.58m)

Feature UPVC double-glazed bow window to the front elevation,

radiator, laminate wood flooring, tv and power points, coved and flat plastered ceiling, fitted multi-fuel burner with surround which is to remain.

Kitchen/Diner

16'1 x 9'9 maximum measurements (4.90m x 2.97m maximum measurements)

A good-sized room with UPVC double-glazed window to the rear elevation and matching double-glazed patio doors leading onto the conservatory/second lounge, single drainer sink unit inset to a range of rolled edged work surfaces to three sides with units at base and eye level, and glazed display cabinets. stainless steel four-ring hob with matching oven below and extractor over, space for fridge freezer and plumbing and space for dishwasher and washing machine, radiator, laminate wood flooring, coved and flat plastered ceiling, power points.

Conservatory/Second Lounge

21'7 x 9'2 (6.58m x 2.79m)

An outstanding-sized room with UPVC double-glazed windows to both sides and rear with UPVC double-glazed French doors providing access onto the garden, two electric radiators, ceramic tiled floor, power points, fitted ceiling fans with pitched roof.

First Floor Landing

Coved and flat plastered ceiling, access to loft via hatch and panelled doors leading to the accommodation

Bedroom One

12'10 x 12'7 including depth of the wardrobe (3.91m x 3.84m including depth of the wardrobe)

UPVC double-glazed window to the rear elevation, radiator, power points, laminate wood flooring, coved and flat plastered ceiling, range of fitted wardrobes and top boxes to two walls, door to airing cupboard housing hot water cylinder and shelving, power points.



Bedroom Two

12'9 x 10'6 (3.89m x 3.20m)

UPVC double-glazed window to the front elevation, radiator, TV and power points, laminate wood floor, coved and flat plastered ceiling.

Bedroom Three

9'10 x 9'4 (3.00m x 2.84m)

A good-sized third bedroom with UPVC double-glazed window to the front elevation, radiator, power points, laminate wood flooring, and coved and flat plastered ceiling.



Bathroom

Obscure double-glazed window to the rear elevation, modern white suite comprising low-level push flush wc, 'P' style panelled bath with fitted shower and screen over, wash hand basin inset to a vanity unit below, chrome heated towel rail, complimentary ceramic tiling to the walls and floor, flat plastered ceiling with downlighting, extractor.



Exterior

Rear Garden

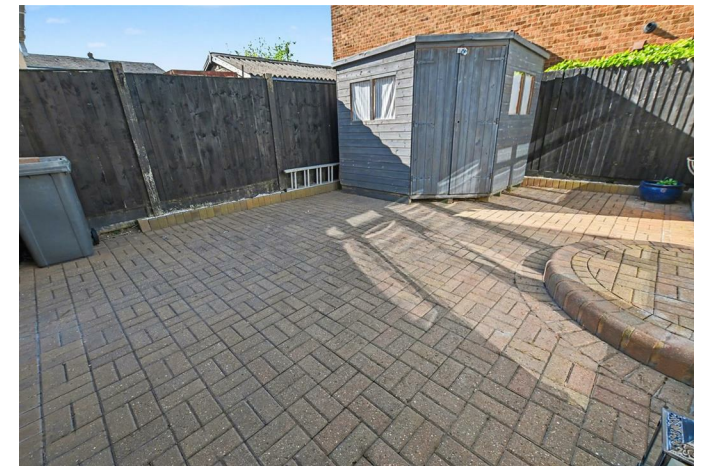
Being mainly a brick block patio with a shed to one corner, external light and tap, side gate providing access to a larger than average side way leading to the front

Front Garden

Being brick block paved with a brick retaining wall providing off-street parking for two vehicles

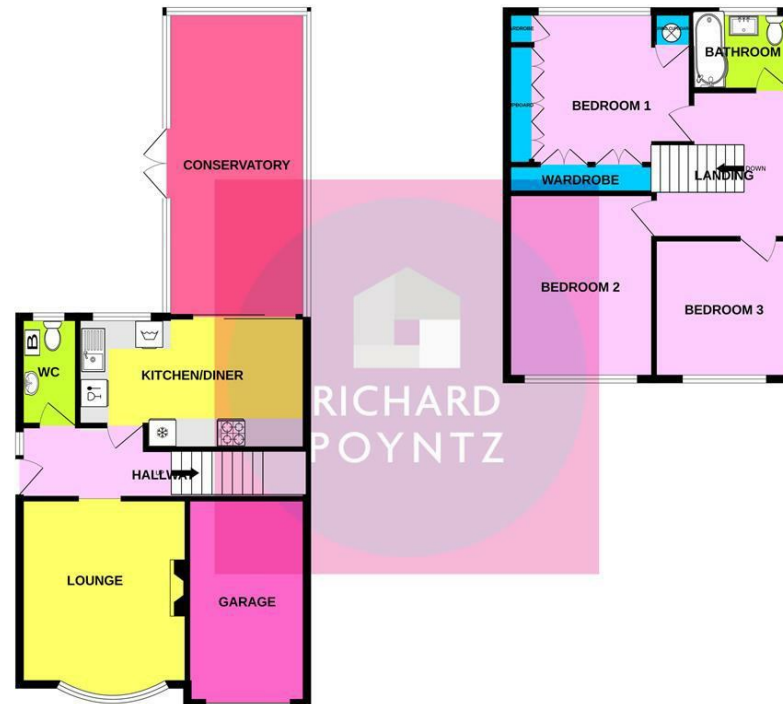
Garage

Power and light connected (we are advised), and a power-assisted roller door to the front.



GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.

1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.5 sq.m.) approx.
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