



NICKOLDS
Property Specialists



59 Mayland Avenue, Canvey Island, SS8 0BU

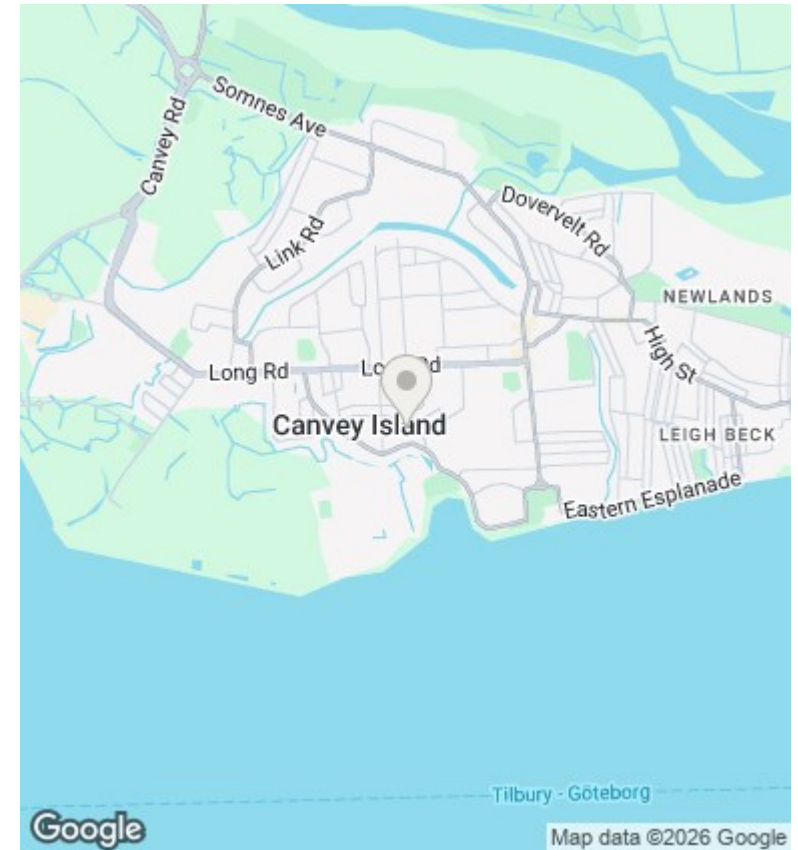
Guide price £475,000

- Beautiful detached spacious family home with 4 double bedrooms
- South facing 100ft garden with established shrubs
- New electrics, heating, carpets and floor coverings
- Great family home, close to the seafront and parkland. Ideal for those who love picturesque walks
- Stunning on-trend newly decorated, luxury panelled bathroom
- Walking distance to seafront and located in a quiet residential road
- Reinforced driveway with parking for multiple cars
- Integral garage, with electric door which could be converted into another room
- Full planning passed for an extension
- Large kitchen with separate dining area and separate utility room



Mayland Avenue

Approximate Gross Internal Floor Area = 128.8 sq m / 1387 sq ft



Directions

Viewings

Viewings by arrangement only. Call 01702 933 597 to make an appointment.

Council Tax Band

E

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	