



*40.. Waarem Avenue*



**RICHARD  
POYNTZ**

# 40.. Waarem Avenue Canvey Island SS8 9DS

£280,000



An attractive detached bungalow presents a wonderful opportunity for those seeking a comfortable and modern living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you are greeted by a spacious lounge that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the superb kitchen/diner, which has been thoughtfully extended to provide ample space for dining and socialising. This area is designed to cater to both culinary enthusiasts and those who enjoy hosting gatherings, ensuring that every meal is a delightful experience.

The modern shower room adds a touch of luxury and convenience. The bungalow is complemented by a lovely patio and lawned garden, ideal for enjoying the fresh air, whether it be for morning coffee or evening gatherings.

This delightful bungalow combines comfort, style, and practicality, making it a perfect choice for anyone looking to settle in a serene environment while still being close to the town and shops. With its attractive features and inviting layout, this property is sure to impress. Don't miss the chance to make this lovely bungalow your new home.



## Entrance Hall

The property is approached via a central composite entrance door leading to the entrance hall with laminate wood flooring, power points, flat plastered ceiling with spotlights, panelled doors leading to the accommodation

## Lounge

13' x 8' (3.96m x 2.44m)

UPVC double-glazed window to the front and a further UPVC double-glazed obscure window to the side elevation, TV and power points, laminate wood

flooring, flat plastered ceiling with down lighting, hot and cold air conditioning unit.

## Kitchen/Diner

20' x 8' (6.10m x 2.44m)

A superb sized room with UPVC double glazed windows to both sides and a half UPVC double glazed door providing access to the garden, single drainer sink unit inset to a range of square edge work surfaces, white fronted units at base and eye level, space for oven with fitted extractor over, space for fridge freezer, further work top to one

side with space and plumbing below for domestic appliances, ample room for a six seater table and chairs, flat plastered ceiling, hot and cold air conditioning unit, ceramic splash back tiling to the kitchen area, power points, wall mounted boiler within a concealed cupboard.

### **Bedroom One**

13' x 10 (3.96m x 3.05m)

UPVC double-glazed window overlooking the rear garden, hot and cold air conditioning unit, flat plastered ceiling with down lighting, access to loft via hatch, range of fitted wardrobes to one wall, power points, and laminate wood flooring.



### **Bedroom Two**

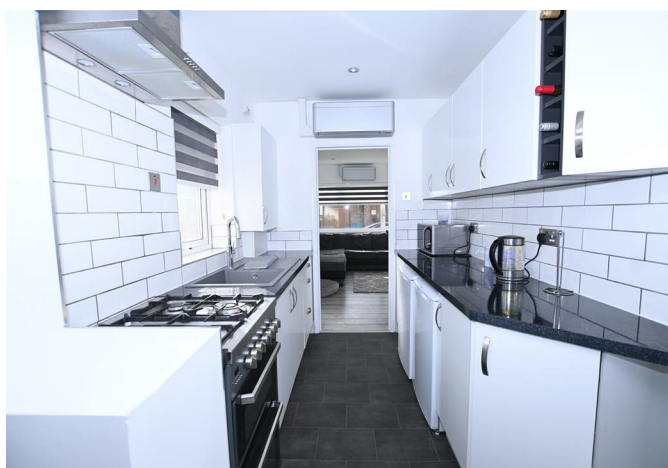
13' x 7 (3.96m x 2.13m)

UPVC double-glazed window to the front elevation, radiator, power points, laminate wood flooring, hot and cold air conditioning unit, small cupboard providing access to the meters.



### **Shower Room**

Modern shower room with obscure double-glazed window to the side elevation, suite comprising a low-level push flush wc, fitted wash hand basin, a good-sized shower with fitted screening, heated towel rail, flat plastered ceiling with extractor, complimentary ceramic tiling to the balance of walls and the floor.



### **Exterior**

#### **Rear Garden**

Extends a paved patio with the remainder being laid to lawn, shingled area, fencing to the boundaries, a timber shed, a side pathway, and a gate providing access to the front.

#### **Front Garden**

Being mainly laid to lawn with a hardstanding to the side providing off street parking.



GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 591 sq.ft. (54.9 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.  
Made with Metropix 12/2025

**Misrepresentation Act 1967:** These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

**Property Misdescription Act 1991** The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc., and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.



**Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: [rp@richardpoyntz.com](mailto:rp@richardpoyntz.com)**  
**Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA**

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45  
Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.  
Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

