



22 Borrett Avenue



**RICHARD
POYNTZ**

22 Borrett Avenue Canvey Island SS8 9EB

Offers Over £255,000



An attractive one-bedroom semi-detached bungalow presents a wonderful opportunity for those seeking a comfortable and convenient living space. The property boasts a good-sized lounge at the front, providing a welcoming area to relax and unwind.

The kitchen/diner is a delightful feature of the home, offering ample space for a table and chairs, making it perfect for dining and entertaining guests. The modern shower room adds a touch of contemporary style, ensuring that your daily routines are both comfortable and efficient.

With No Onward Chain, this bungalow is ready for you to move in without delay, allowing for a smooth transition into your new home. Whether you are a first-time buyer, looking to downsize, or seeking a peaceful retreat, this property is sure to meet your needs.

Do not miss the chance to view this lovely bungalow, which combines practicality with a warm and inviting atmosphere.



Porch

The property is approached via a UPVC half double-glazed entrance door leading to the entrance porch with tiled floor and a further part-glazed door leading to the lounge

Lounge

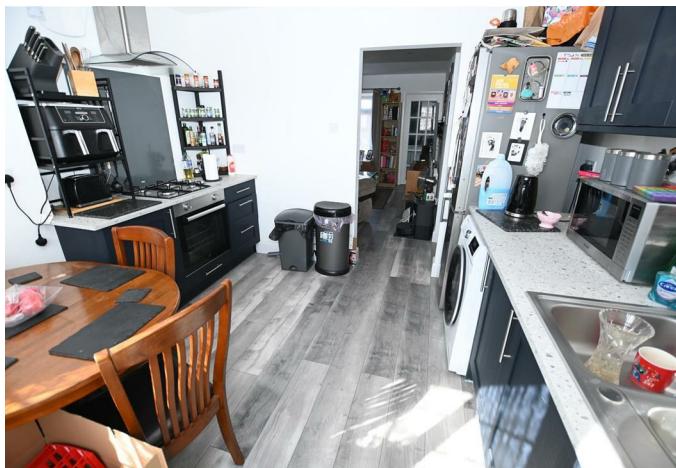
14'6 x 10'9 maximum measurements (4.42m x 3.28m maximum measurements)
Slightly 'L' shaped and with a UPVC double glazed Georgian style bow window to the front elevation,

radiator, TV and power points, laminate wood flooring, flat plastered ceiling with downlighting, arch leading to the kitchen/diner

Kitchen/Diner

11'4 x 10' (3.45m x 3.05m)

A good sized room with a UPVC double glazed Georgian style window and matching UPVC door overlooking and providing access onto the garden, one and a quarter single drainer stainless steel sink unit inset to a range of square edge work



surfaces to two sides, matching units at base and eye level, four ring stainless steel gas hob with fitted oven below and extractor canopy over to remain, plumbing and space for washing machine and space for fridge freezer, ample space for a four seater table and chairs, laminate wood flooring continued, radiator and power points.

Bedroom

11'7 x 9'7 (3.53m x 2.92m)

UPVC double-glazed Georgian-style window to the front elevation, radiator, coved and flat plastered ceiling, downlighting, and access to the loft via hatch.

Shower Room

Obscure double-glazed Georgian-style window to the rear elevation, modern white suite comprising a low-level push flush wc, bowl style sink inset to vanity unit below, fitted shower with screening, chrome heated towel rail, flat plastered ceiling with downlighting, extractor fan, storage cupboard, ceramic tiled floor.

Exterior

Rear Garden

To the rear of the property extends a mainly laid-to-lawn garden with a small concreted area to the rear elevation, external tap, and personal door providing access to the garage.

Garage

Wall-mounted combination boiler, power connected, up and over door leading to the drive for one vehicle

Front Garden

Average for a property of this size with a brick retaining wall.



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