



23 Barbara Avenue



**RICHARD
POYNTZ**

23 Barbara Avenue
Canvey Island
SS8 0HA

Offers Over £400,000



Guide Price £400,000 to £425,000 Nestled on the tranquil Barbara Avenue in Canvey Island, this splendid detached bungalow offers a perfect blend of comfort and modern living. Set on an impressive plot, the property boasts a large front garden and a generous, unoverlooked westerly-facing garden that backs onto school playing fields, providing a serene backdrop for relaxation and outdoor activities. Upon entering, you are welcomed into a spacious open-plan kitchen, lounge, and dining area, designed to create a warm and inviting atmosphere. The light wood fitted kitchen is both stylish and functional, making it an ideal space for culinary enthusiasts and family gatherings alike. The bungalow features three generously sized double bedrooms, ensuring ample space for family or guests. The well-appointed bathroom suite is also of excellent size, catering to all your needs. Additional highlights of this property include a garage and parking space, providing convenience for residents and visitors. The bungalow is equipped with modern amenities such as solar panels, UPVC double glazed windows and doors, and gas-fired central heating, all contributing to an impressive B rating on the Energy Performance Certificate (EPC). With NO ONWARD CHAIN, this delightful home is ready for you to move in and make it your own. Whether you are a first-time buyer, a family seeking more space, or someone looking to downsize, this bungalow presents a wonderful opportunity to enjoy a comfortable lifestyle in a desirable location. Don't miss the chance to view this exceptional property.



Hallway
Half obscured UPVC double glazed entrance door to the front elevation giving access to a spacious hallway with a coved flat plastered ceiling, loft access, radiator, door to cupboard housing fuse board, a further smaller cupboard with shelving, doors off to the accommodation, tiled flooring.

Lounge / Kitchen / Dining Area
23'11 max x 22'10 max (7.29m max x 6.96m max)
Large open plan room which has a coved flat plastered ceiling, UPVC double glazed window to the front elevation, two UPVC double glazed windows to the side

elevation, two further UPVC double glazed windows to the rear plus a half UPVC double glazed door to the rear elevation giving access to the garden, three radiators, light wood units at base and eye level with matching drawers all with chrome handles, worksurface over, incorporating one and a quarter stainless steel sink and drainer with chrome mixer tap, space for range style cooker with extractor over, plumbing for washing machine, space for other appliances, tiling to splashback areas, ample room for table and chairs, tiling to floor.

Bedroom One

15' x 10'5 (4.57m x 3.18m)

Excellent-sized double bedroom which has a coved flat plastered ceiling, large UPVC double glazed window to the front elevation, radiator, wood laminate flooring.

Bedroom Two

12 '6 x 11'1 (3.66m '1.83m x 3.38m)

Coved flat plastered ceiling, large UPVC double glazed window to the rear elevation, radiator, wood laminate flooring.

Bedroom Three

11'8 x 9'2 (3.56m x 2.79m)

A good sized double bedroom that has a coved flat plastered ceiling, a large UPVC double glazed window to the front elevation, radiator, wood laminate flooring.

Family Bathroom

Flat plastered ceiling, obscured UPVC double glazed window to rear, part tiling to walls, tiling to floor, chrome heated towel rail, modern four-piece white bathroom suite comprising of a panelled bath with chrome mixer taps, shower attachment, push flush wc, pedestal wash hand basin with chrome mixer taps, large shower tray with glass screen and sliding glass doors, wall mounted chrome shower.

Exterior**Rear Garden**

Commences with a hardstanding pathway around the perimeter of the property and is a mostly lawned rear garden which is larger than average in size and westerly facing backing onto School playing fields, bedded areas, fencing and hedging to boundaries with wire fencing, shed to remain.

Front Garden

Hardstanding driveway with lawn and bedded areas for plants, shrubs etc, the driveway leads to the garage.

Garage

Double opening wood doors with power and light connected, door to the rear elevation giving access to the garden.

Agents note

There are Solar Panels to the property



GROUND FLOOR
912 sq.ft. (84.7 sq.m.) approx.



TOTAL FLOOR AREA: 912 sq.ft. (84.7 sq.m.) approx.
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