



GUIDE PRICE - £350,000 - £360,000 - Welcome to this stunning family home located on First Avenue in the charming Canvey Island. This beautiful house boasts a generous wrap-around south-facing plot, perfect for enjoying the sunny British weather. Step inside this exceptional property to discover a tastefully finished interior with impressive open-plan living spaces on the ground floor. The modern fully fitted kitchen diner is a highlight, complete with bi-folding doors that open onto the delightful garden, seamlessly blending indoor and outdoor living. Upstairs, you will find three spacious double bedrooms, ideal for a growing family. The contemporary three-piece shower room adds a touch of luxury, while the convenience of a downstairs WC is a practical feature for everyday living. Outside, the superb wrap-around garden provides ample space for outdoor activities and entertaining. A storage shed, garage, and driveway offer plenty of storage and parking options, making this property as convenient as it is beautiful. Don't miss the opportunity to make this house your home and enjoy the best of family living in this wonderful setting.

- Impressive semi detached family home
- Stunning family bathroom and downstairs W/C
- Large south backing garden
- Beautiful wrap around south facing garden
- Close to amenities including favoured schools and travel links
- Three double bedrooms
- Impressive open plan living space downstairs
- Ample parking available plus a detached garage
- Top class finish throughout
- Convenient access on and off the island

First Avenue Canvey Island

£350,000

Guide Price



First Avenue



Frontage

Front garden area with side access to the garden, access to:

Entrance Porch

5'2" x 3'10"

Composite entrance door to the front, smooth ceiling with inset spotlights, obscured double glazed windows to the front, radiator, oak flooring, door to:

Downstairs W/C

4'8" x 3'11" maximum

Smooth ceiling with inset spotlights, obscured double glazed windows to the side, vanity unit wash basin with a tiled splashback, low-level w/c, wall mounted Vaillant combination boiler, radiator, oak flooring.

Hallway

10'9" x 9'1"

Carpeted staircase to the first floor with understairs storage cupboards, smooth ceiling with inset spotlights, radiator, carpet, study area, opening to:

Lounge/Diner/Kitchen

21'3" > 7'9" x 20'10" > 10'5"

Lounge Area - double glazed windows to the front with fitted shutter blinds, smooth ceiling with inset spotlights, two radiators with radiator covers, oak flooring all the way through.

Dining Area - smooth ceiling with inset spotlights, aluminum bi-folding doors to the rear leading out to the garden, inset blinds, oak flooring, opening to:

Kitchen Area - smooth ceiling with inset spotlights, double glazed windows to the rear, modern handleless gloss kitchen comprising of; wall and base level units with a square edge laminate worktop and glass splashbacks, integrated double oven and grill, four ring gas hob, 1.5 sink and drainer with a mixer tap, integrated washing

machine, integrated dishwasher, space for a tumble dryer, integrated fridge freezer, center island with pan draws, oak flooring.

First Floor Landing

Smooth ceiling with inset spotlights and a loft hatch, carpet.

Bedroom One

13'8" x 10'7" > 8'7"

Smooth ceiling with inset spotlights, double glazed windows to the rear with fitted shutter blinds, radiator, carpet.

Bedroom Two

10'5" x 10'2"

Smooth ceiling with a pendant light, double glazed windows to the rear with fitted shutter blinds, large double storage cupboard, radiator, carpet.

Bedroom Three

10'7" x 7'6"

Smooth ceiling, double glazed windows to the front with fitted shutter blinds, radiator, carpet.

Family Bathroom

8'10" x 4'5"

Smooth ceiling with inset spotlights, obscured double glazed windows to the front with fitted shutter blinds, double walk in shower with a rainfall head, low-level w/c, vanity unit wash basin, laminate flooring, chrome heated towel rail, fully tiled walls.

Large South Backing Wrap Around Rear Garden

Commences with a large patio area with the remainder laid to lawn with attractive flower and shrub borders, garden shed, access to the garage at the rear, double gated to the rear leading out to a parking area, shingled outside pond area, outside tap, outside lighting.

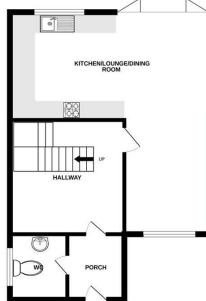
Agents Notes:

Council tax band: B



Floor Plan

GROUND FLOOR



1ST FLOOR



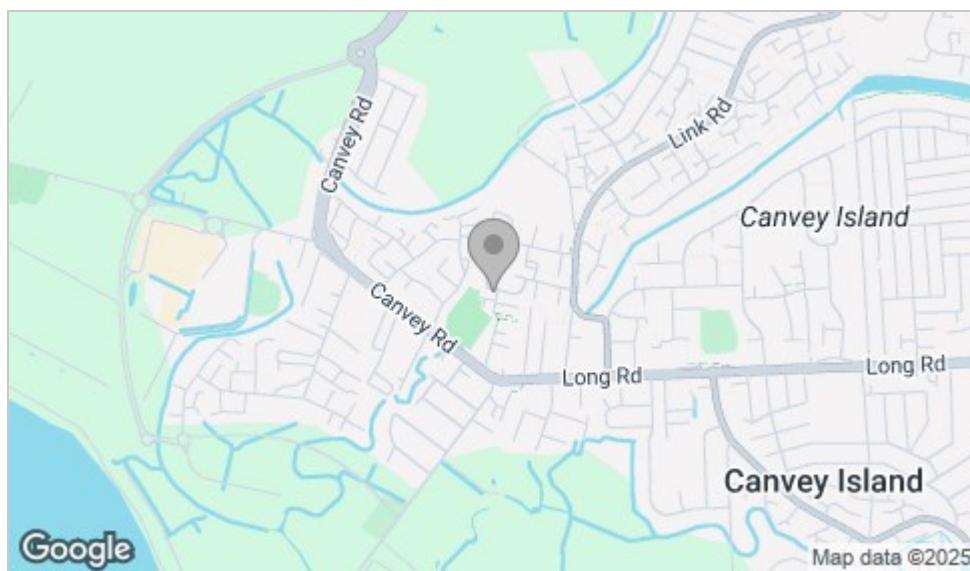
GARAGE



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 vendor and agent accept no responsibility for any inaccuracies, errors or omissions and no guarantee is given as to their operability or efficiency can be given.
Made with Measure 2000



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Current		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	