



*8 Malvern Avenue*



**RICHARD  
POYNTZ**

# 8 Malvern Avenue Canvey Island SS8 0NF

£325,000



Occupying a larger-than-average plot within a popular residential location on Canvey Island, this well-presented two-bedroom detached bungalow is offered for sale with no onward chain.

The property offers well-proportioned accommodation including a bright rear lounge overlooking the garden, a fitted kitchen/breakfast room, two good-sized bedrooms, and a modern shower room. Further benefits include gas central heating and double glazing.

Externally, the bungalow enjoys a good-sized rear garden, mainly laid to lawn with established borders, together with a larger-than-average garage with power and light and ample off-street parking via a private driveway.

The property is conveniently located for good access on and off the Island and is within easy reach of the nearby retail parks offering a range of stores including M&S, Morrisons and Costa Coffee, along with other local amenities.

A well-maintained bungalow offering generous outside space, excellent parking and a convenient location.



## Front

The property features an attractive bungalow frontage with brick elevations and a pitched tiled roof. A private driveway provides off-street parking and leads to a detached garage to the side. The front garden is neatly laid to lawn with established shrubs, creating a tidy and well-maintained appearance.

## Porch

Door into porch further door into hall

## Hall

Entrance hallway with doors leading to the bedrooms, lounge and shower room, with an opening through to the kitchen. Radiator

## Lounge

13'8 x 10'2 (4.17m x 3.10m)

A well-proportioned rear lounge featuring a decorative fireplace, radiator, and a large window overlooking the rear garden, providing good natural light and ample space for seating.

## Kitchen

12'8 x 8'7 (3.86m x 2.62m)

Fitted with a range of wood fronted wall and base units with rolled edge work surfaces, including a glass display cabinet at eye level, incorporating a sink and drainer unit with tiled splashbacks. Plumbing for a washing machine and space for further appliances. Wall mounted boiler. Double glazed windows to the front and side, with a double glazed door to the side providing access to the garden. The room also provides space for a small dining table, making it suitable as a kitchen/breakfast room



## Bedroom One

12 x 11'08 (3.66m x 3.56m)

A well-proportioned main bedroom featuring a bay window to the front, radiator, and a range of fitted wardrobes and storage units, providing excellent storage space.



## Bedroom Two

10'6 x 10'5 (3.20m x 3.18m)

A good size rear bedroom with double glazed window overlooking the rear garden and radiator.

## Shower Room

Comprising shower cubicle, low level WC and wash hand basin with vanity unit, tiled walls and floor, radiator, and double glazed window to the side



## garden

A good size rear garden mainly laid to lawn with well stocked flower and shrub borders, patio area and pathway. The garden is well maintained and enclosed by fencing, with side access leading to the garage and through to the front of the property.

## Garage

20'4 x 8'5 (6.20m x 2.57m)

A larger than average garage with up and over door to the front and rear access door to the garden, with power and light connected

GROUND FLOOR  
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.1 sq.m.) approx.  
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