



132 Smallgains Avenue



RICHARD
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132 Smallgains Avenue Canvey Island SS8 8LW

£350,000



Nestled on a corner plot in the desirable Smallgains Avenue, Canvey Island, this impressive three-bedroom semi-detached house offers a wonderful opportunity for families and individuals alike. With no onward chain, this property is ready for you to move in and make it your own.

As you enter, you are greeted by a welcoming porch and a spacious hallway that sets the tone for the rest of the home. The ground floor boasts an excellent-sized lounge, perfect for relaxation and entertaining. The modern kitchen diner is a standout feature, complete with French doors that seamlessly connect the indoor space to the outdoor garden, allowing for an abundance of natural light. Venturing to the first floor, you will find a well-designed landing leading to three generously sized bedrooms, providing ample space for family or guests. The modern wet room is a practical addition, ensuring comfort and convenience for all.

The property benefits from UPVC double-glazed windows and doors, ensuring energy efficiency and a warm atmosphere throughout. Gas-fired central heating adds to the comfort of this lovely home.

Outside, the rear garden features a paved patio and an artificial lawn, creating a low-maintenance outdoor space ideal for entertaining or enjoying quiet moments. A sheltered pergola adds a charming touch, while the paved side garden and lawned front garden enhance the overall appeal of the property.

This delightful home on Smallgains Avenue is a perfect blend of space, modern living, and outdoor enjoyment, making it an excellent choice for your next move.



Porch

Composite entrance door to the front with obscured double-glazed insets giving access to the porch which has a coved textured ceiling, further obscured UPVC double-glazed window next to the entrance door at the front, carpet, further obscured internal glazed door to the hallway with glazed internal window

Hallway

Coved textured ceiling, dado rail, radiator, stairs to first floor accommodation, doors to cloakroom and lounge, carpet

Cloakroom

Coved textured ceiling, obscured UPVC double-glazed window to the side elevation, tiling to splashback areas,

vinyl floor covering, push-flush WC with wash facility, sink with chrome taps inset into a wood vanity unit.

Lounge

14'4 x 11' (4.37m x 3.35m)

Excellent-sized lounge with coved textured ceiling, large UPVC double-glazed window to the front elevation, two radiators, feature brick-built fireplace, wood-effect flooring, opening to kitchen/diner

Kitchen/Diner

17'9 x 9'5 (5.41m x 2.87m)

Another excellent sized room with a coved textured ceiling, UPVC double-glazed window to the rear elevation, UPVC double-glazed French doors to the rear elevation giving



access to the garden with UPVC double glazed windows to either side, radiator, tiling to splash back areas, modern units at base and eye level with matching drawers, all with chrome handles, rolled top work surface over and incorporating one and a quarter sink and drainer with chrome mixer taps, four ring gas hob with separate waist height oven, plumbing for washing machine and space for other appliances, part tiling to the floor and wood effect flooring.

First Floor Landing

Coved textured ceiling, loft hatch, UPVC double-glazed window to the side elevation, dado rail, doors off to the accommodation, and carpet.

Bedroom One

12'8 x 11'6 (3.86m x 3.51m)

Coved textured ceiling, UPVC double-glazed window to the front elevation with views over Small Gains Recreational Playing Fields, radiator, carpet.

Bedroom Two

11'7 x 11'2 (3.53m x 3.40m)

Coved textured ceiling, UPVC double-glazed window to the rear elevation, radiator, wood-effect flooring.

Bedroom Three

9'8 x 7'4 (2.95m x 2.24m)

Another good-sized room with a coved, textured ceiling, a UPVC double-glazed window to the front elevation with views towards Small Gains Playing Fields, a radiator, and carpet.

Wet Room

Flat plastered ceiling, obscured UPVC double-glazed window to the rear elevation, attractive tiling to walls, anti-slip flooring with drainage, floating effect sink with chrome mixer taps, push-flush WC, wall-mounted shower, chrome heated towel rail.

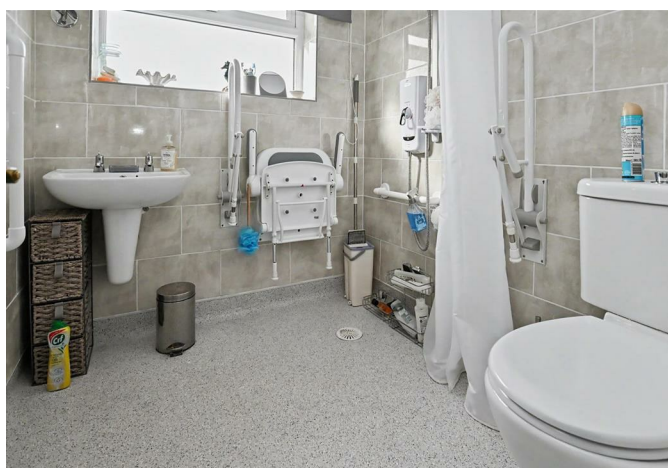
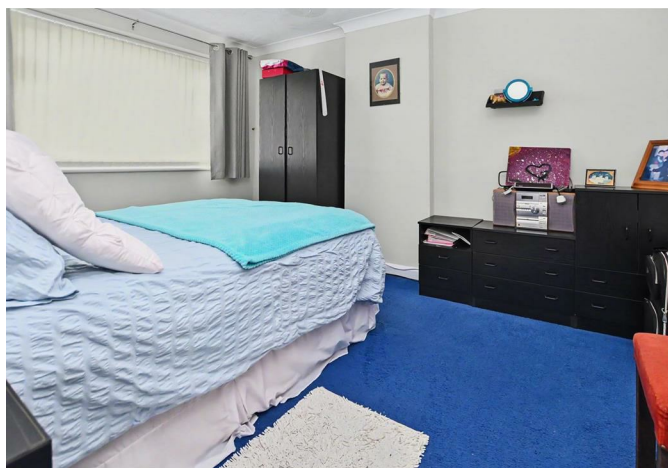
Exterior

Rear/Side Gardens

The rear garden has an artificial lawn with various paving and hardstanding areas, with a sheltered pergola over, crazy paving to the side garden, fenced to boundaries, two gates - one to the front giving access to the front garden plus double opening gates to the side, and an outside tap.

Front Garden

Has a lawn with a hardstanding pathway leading to the entrance door, brick wall to boundaries.



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