



*3A. Aalten Avenue*



**3A. Aalten Avenue  
Canvey Island  
Essex  
SS8 7QP**

£240,000



Located in the ever-popular Point area of Canvey, within the quiet cul-de-sac section of Aalten Avenue and just a short walk from the seawall, this one-bedroom bungalow offers a fantastic opportunity.

The property benefits from ample parking and a secluded rear garden, providing a good degree of privacy — perfect for enjoying a bit of peace and quiet.

Inside, there is a comfortable lounge, a bedroom positioned to the rear, a modern shower room, and a fitted kitchen complete with oven and hob.

Priced realistically, this would make an ideal first-time purchase or a perfect home for someone looking to downsize to something manageable in a sought-after coastal setting



**Hall**

Double-glazed entrance door into the hall with doors off to the shower room, bedroom, kitchen, and lounge.

**Lounge**

12'7 x 10'4 (3.84m x 3.15m)  
Double-glazed window to the front elevation, part wallpaper decor, flat plastered ceiling, and mock feature fireplace.

**Kitchen**

9'8 x 5'5 (2.95m x 1.65m)  
Double-glazed window to the side elevation, modern white kitchen with units at base level and work surfaces over, inset single drainer sink, inset ceramic hob with oven under, matching units at eye level, textured ceiling, and storage cupboard.



### **Bedroom One**

10'2 x 9'10 (3.10m x 3.00m)

Double-glazed window to the rear elevation, access to the loft, and part wallpaper decor.

### **Shower Room**

Large walk-in shower cubicle with glass screen and wall-mounted shower, low level wc and vanity unit with inset wash hand basin.

### **Exterior**

### **Front Garden**

Ample parking to the front, side access via a low-level gate, and a higher gate into the rear garden.

### **Rear Garden**

Offers plenty of privacy and backs onto other bungalows, a lawned area, a shed, an outside tap, occupying a slightly wider than average plot.



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