



8a May Avenue



**RICHARD
POYNTZ**

8a May Avenue Canvey Island SS8 7EE

£280,000



Nestled in the heart of Canvey Island on May Avenue, this truly stunning modern and contemporary one-bedroom detached bungalow offers an exceptional living experience. The property is ideally situated close to local bus routes, Sainsbury's supermarket, and Castleview Senior School, making it a convenient choice for first-time buyers, retired clients, or professionals. Additionally, the picturesque seafront is just a short distance away, perfect for leisurely strolls.

Upon entering the bungalow, you are welcomed by a composite entrance door leading to a spacious porch. The generous lounge is open-plan, seamlessly connecting to a remarkable kitchen equipped with a five-ring gas hob, oven, dishwasher, fridge freezer, and washing machine. Adjacent to the kitchen is a versatile dining room or study, ideal for those who work from home.

The accommodation features an excellent-sized double bedroom, providing a comfortable retreat. Completing the property is a breathtaking four-piece bathroom, which boasts a freestanding bath, shower enclosure, sink, and W.C., ensuring a luxurious experience.

Externally, the property benefits from a hardstanding driveway leading to a garage with an electric roller shutter door. The rear garden, which faces west, is beautifully lawned and includes a block-paved patio area, perfect for outdoor entertaining, along with a shed that will remain with the property. Additional features include UPVC double glazing and gas-fired central heating via a combination boiler also underfloor heating in kitchen and lounge areas. With no onward chain, this bungalow presents a fantastic opportunity for buyers. An internal viewing is highly recommended to fully appreciate the high standard of accommodation on offer, as you will not be disappointed.



Porch

Composite entrance door to the front with obscure double-glazed insets giving access to a porch with a flat plastered ceiling, picture rail, modern radiator, and opening to the lounge

Lounge

18'2 max x 15'6 (5.54m max x 4.72m)

Stunning-sized lounge with flat plastered ceiling, UPVC double-glazed bay window to the front, plus a double-glazed window to the side elevation, picture rail, built-in store cupboard, open plan to the kitchen, door to bedroom and bathroom, wood flooring with underfloor heating.

Kitchen

10' x 6'8 (3.05m x 2.03m)

Truly stunning room with flat plastered ceiling, glazed internal window to the rear elevation, door giving access to the dining area/study, tiling to splashback areas, wood flooring with underfloor heating, extensively fitted modern units at base and eye level with matching drawers all with handles, chopping block wood worksurface over incorporating a butler style sink with mixer tap, five ring gas hob with extractor over, separate oven, cupboard housing a combination boiler, built in fridge freezer, dishwasher and washing machine.



Dining Area/Study

7'6 x 6'4 (2.29m x 1.93m)

Flat plastered ceiling, UPVC double-glazed window to the rear and the side elevations, plus a double-glazed door giving access to the garden, modern radiator, vinyl flooring.

Bedroom One

11'2 x 9'4 (3.40m x 2.84m)

Excellent-sized double bedroom with flat plastered ceiling, loft, UPVC double-glazed window to the rear elevation, feature radiator, picture rail, and carpet.

Bathroom

A truly stunning room with flat plastered ceiling, obscured UPVC double glazed window to the side elevation, heated towel rail, waterproof panelling to walls, stunning four piece suite comprising of a freestanding bath with taps, shower enclosure with shower tray and wall mounted shower plus a glass door, sink with taps set into a vanity unit, enclosed system push flush wc, tiled flooring.

Exterior

Rear Garden

Block paved patio area with lawn and decorative stones, shed to remain, fenced to boundaries and gate giving access to the front of the property.

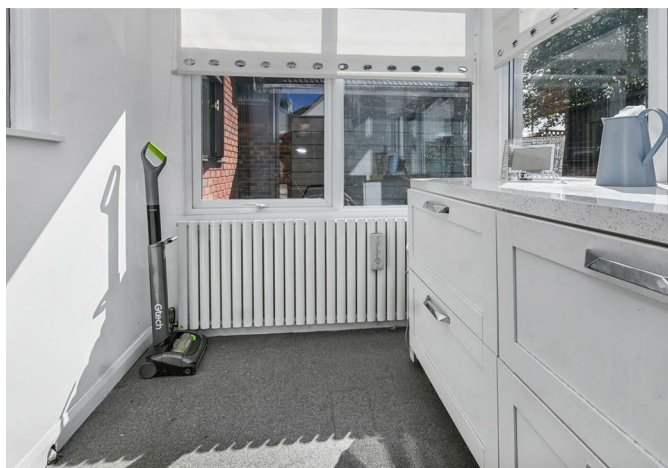
Front Garden

Has a hard-standing driveway providing off-street parking, which leads to the garage, an artificial lawn with decorative stones, steps with a decked area with balustrades leading to the entrance door, and fencing to the boundaries.

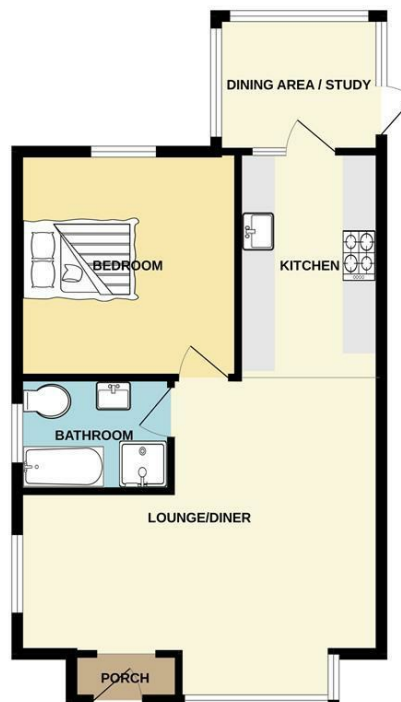
Garage

15'4 x 7'10 (4.67m x 2.39m)

Roller shutter door with power and light connected, half UPVC double-glazed door giving access to the garden, plus UPVC double-glazed window to the rear of the garage.



GROUND FLOOR



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