



25, Fairlop Avenue



**25, Fairlop Avenue
Canvey Island
Essex
SS8 9DX**

£275,000



Located in a popular central location and offered for sale with NO ONWARD CHAIN is this attractive one-bedroom detached bungalow occupying a corner plot. Features include an entrance hall connecting to an attractive lounge to the rear with double glazed French doors leading directly onto the rear garden, a modern fitted kitchen with oven, hob, and extractor to remain, a double bedroom with fitted wardrobes to the front, and completing the accommodation is a modern three piece white bathroom suite. Externally the property benefits from the brick block and a lawned garden with a garage to the rear, and its own driveway. Viewing comes advised.



Porch

Half obscured double glazed entrance door leading to the entrance porch. Tiled floor, power points, coved to flat plastered ceiling, panel doors off to the accommodation.

Lounge

12'2x11'6 (3.71mx3.51m)
UPVC double glazed French doors leading directly onto the rear garden, radiator, TV and power points, laminate wood flooring, coved and textured ceiling with downlighting.

Kitchen

10'4x6'6 (3.15mx1.98m)
UPVC double glazed window to the side, 1¼ stainless steel sink unit inset to a range of rolled edge work surfaces with light finished units at base and eye-level, one glazed display cabinet, four ring electric hob with matching oven below, and stainless steel extractor canopy over to remain, plumbing and space for washing machine, space for fridge/freezer, complimentary splashback tiling to the walls, ceramic tiling to the

floor, cupboard housing wall mounted boiler and storage, coved and textured ceiling, radiator.

Bedroom

9'7 x 8'4 max (2.92m x 2.54m max)

UPVC double glazed window to the side elevation, radiator, power points, laminate wood flooring, access to loft via hatch, coved and textured ceiling with downlighting, fitted wardrobes to one wall.

Bathroom

Obscure double glazed window to the front. A modern white suite comprising of low-level push flush w/c, pedestal wash hand basin, paneled bath with shower mixer taps, and fitted shower screen, chrome heated towel rail, complimentary ceramic tiling to the walls and floor, flat plastered ceiling with downlighting.

Front Garden

Own driveway which can form part of the garden if required.

Rear Garden

Immediately extends a small brick block patio with a lawned area to the side, shingled to the side of the property with hot and cold external taps, external power, side gate providing access, personal door giving access to the rear of the garage.

Garage

Power and light, up and over door leading to the front



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