



2, Fairlop Avenue



**RICHARD
POYNTZ**

2, Fairlop Avenue Canvey Island Essex SS8 9DX

£300,000



Richard Poyntz & Company have pleasure in offering for sale this truly outstanding modern design Two Bedroom Detached Bungalow situated in a popular residential location within Canvey Island and being a short walking distance to Canvey Town Centre, Jones's Corner shopping parade and with Schools, Shops and Bus routes all within easy reach. The property itself to the front has off-street parking, to the rear of the property is a stunning rear garden with lawn, raised decked area with incorporated seating, a good-sized Summerhouse/Office which has power and light and connected and a desk. Internally the property has a spacious hallway, two well-proportioned bedrooms, superb-sized lounge, a truly outstanding modern kitchen with Sage green units at base and eye level with matching drawers and all with Rose gold handles, built-in oven, hob and extractor (to remain), and completing the accommodation is an outstanding three piece family bathroom. The property also boasts UPVC double-glazed windows and doors, gas-fired central heating, viewing comes highly recommended.



Hallway

Composite style entrance door to front with obscure double glazed insets giving access to hallway, coved flat plastered ceiling, loft hatch, radiator, doors off to some of the accommodation, wood flooring.

Lounge

15'5 x 9'11 (4.70m x 3.02m)

Superb sized lounge, flat plastered ceiling, UPVC double glazed French style doors to rear giving access to the garden, radiator, door to kitchen and door to bedroom two, wood flooring.

Kitchen

11'4 x 6'9 (3.45m x 2.06m)

An absolutely stunning room that has a flat plastered ceiling with inset spotlights, half UPVC double glazed door to side, plus a UPVC double glazed window to the rear, radiator, tiling to splashback areas, tiling flooring, modern sage green units at base and eye level with matching drawers and rose gold handles, square edge worksurfaces over incorporating a four ring electric hob, oven under and extractor over, sink and drainer with rose gold style mixer taps, plumbing for washing machine and space for other appliances.

Bedroom One

14'4 into bay x 8'5 (4.37m into bay x 2.57m)

Outstanding sized double bedroom which has coved flat plastered ceiling, UPVC double glazed bay window to front, radiator, feature wood panelling to one wall, carpet.

Bedroom Two

16'2 x 7'3 (4.93m x 2.21m)

Again a further good-sized bedroom which has flat plastered ceiling, loft hatch, UPVC double glazed window to the front and to the rear, radiator, cupboard housing meters, carpet.

Bathroom

Another outstanding room which has a coved flat plastered ceiling, obscured double glazed window to front and to the side, chrome heated towel rail, tiling to splashback areas, wood flooring, modern three piece white suite comprising push flush wc, pedestal wash hand basin with chrome taps, panelled bath with chrome taps and wall mounted shower over the bath and glass shower screen.

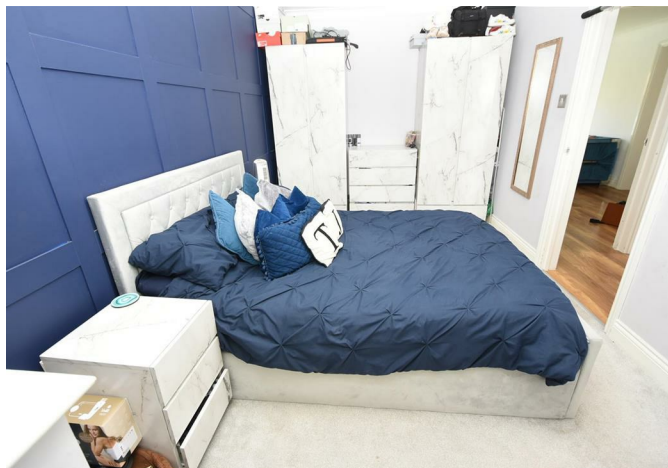
Exterior

Rear Garden

Step down from French Doors with hardstanding pathway, lawn with steps up to a good sized decked area which also incorporates some seating, fencing to boundaries, gate to side, outside tap and lighting, Summerhouse (to remain) and we understand this has power and light connected with a built-in desk.

Front Garden

Hardstanding driveway providing off street parking, hardstanding pathway around the property, step up to entrance door, remainder of the garden is laid to lawn.



GROUND FLOOR



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