



26, Marine Avenue



**26, Marine Avenue
Canvey Island
Essex
SS8 7NJ**

Offers In Excess Of £375,000



OPEN HOUSE SATURDAY 1ST OCTOBER 2022 CALL US FOR YOUR APPOINTMENT TIME 01268 699599

Richard Poyntz and Co offer for sale this truly stunning Three bedroom detached bungalow situated on a good-sized plot in a prime location on Canvey Island within effortless reach of Canvey's Seafront, Leigh Beck Schools, local shops and bus routes.

The property boasts Double glazed windows, a composite front door, and gas-fired heating. A huge block paved driveway to the front of the property provides ample off-street parking. This could be increased by moving the fencing. Internally the property has been refurbished to a high standard throughout, with no expense spared. The porch gives access to a good-sized Lounge with three well-proportioned bedrooms and a truly stunning kitchen with an oven hob to remain. In Addition, there is a large bathroom with contemporary tiling. Completing the accommodation is a dining room / Utility area with plumbing for washing machine. To the rear is a large garden with space, if needed to extend the property further, subject to planning.



Porch

Composite entrance door to the front with access to the porch, with obscure glazed windows to either side, flat plastered ceiling with inset spotlights, rail for coats and built-in shoe cupboard and storage, UOVC double glazed door to the lounge, Wood flooring

Lounge

15'8 into bay x 15'2 (4.78m into bay x 4.62m) A great size with flat plastered ceiling, wood flooring, UPVC double glazed bay window to the front and further double glazed window to the side, radiator and doors of to bedroom One and opening to inner hall



Kitchen

16'7 x 6'11 (5.05m x 2.11m)

A stunning kitchen with a flat plastered ceiling, UPVC double glazed window to the rear and half obscure double door giving access to the Dining Room. Utility Area. Vertical radiator, tiling to splash back areas Modern grey units at eye and base level, with matching, draws, two glass cupboards with chrome handles, rolled-edged work surfaces incorporating four ring gas hob with extractor over and built-in



Dining Room /Utility Area

15x7'3 (4.57mx'2.21m)

Hallway

Flat Plastered ceiling, inset spotlights , wood flooring - access to the kitchen, doors off to the remainder of the accommodation.

Bedroom One

13'8 into bay x 9'9 (4.17m into bay x 2.97m)

Bedroom Two

10'10 x 9'9 (3.30m x 2.97m)

Bedroom Three

10'5 x 9'1 (3.18m x 2.77m)

Bathroom

8'4 x 6'10 (2.54m x 2.08m)

Front

Rear



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