



16 Gwendalen Avenue



**16 Gwendalen Avenue
Canvey Island
Essex
SS8 8JF**

£400,000



****OPEN HOME - SATURDAY 27TH AUGUST - PLEASE CALL TO BOOK AN APPOINTMENT****

Located in this convenient location for local shops, town center, and Smallgains Playing Fields is this impressive extended three-bedroom semi-detached bungalow. The property occupies a much larger than average plot for this type of property, with an impressive landscaped rear garden, totally secluded with a very large workshop to the rear of the property. The accommodation includes off an "L" shaped hall three well-proportioned bedrooms, and to the rear is a dining room plus modern fitted kitchen, and across the full width of the rear is an outstanding lounge 17'6 in width with a lantern roof. If you are looking for a property within this price range we would not hesitate to recommend an internal inspection.



Hall

Double glazed entrance door into a spacious hall with doors off to the accommodation, laminate flooring, radiator. Access to the loft, flat plastered ceiling.

Lounge

17'6x10'6 (5.33mx3.20m)

Across the full width at the rear of the property with three double glazed windows to the rear elevation, UPVC double glazed French doors onto the rear garden, radiator, flat plastered ceiling with inset spot lights, impressive double glazed Lantern roof.

Dining Room

13'9x10'8 (4.19mx3.25m)

Laminate flooring, flat plastered ceiling, feature fireplace, opening through to the kitchen.

Kitchen

11'9x7'8 (3.58mx2.34m)

A modern fitted kitchen with a double glazed window to the side elevation, tiling to the floor. An attractive range of pale Yellow/Cream Shaker units at base level with wood style rolled edge work surfaces over with inset white enamel sink, inset white four ring gas hob with oven under, and overhead extractor, plumbing facilities

for a washing machine, and dishwasher to remain. Matching units at eye-level, tiling to the splashbacks, door to a larder cupboard. Flat plastered ceiling with inset spotlights.

Bedroom One

11'9x10'8 (3.58mx3.25m)

Double glazed window to the front, laminate flooring, radiator, flat plastered ceiling.

Bedroom Two

11'6x10'6 (3.51mx3.20m)

Double glazed bay window to the front, laminate flooring, radiator.

Bedroom Three

8'6x7'8 (2.59mx2.34m)

Double glazed window to the side elevation, laminate flooring, coved to flat plastered ceiling, radiator.

Bathroom

A modern three piece white suite comprising low-level w/c, bath with shower screen and overhead shower, vanity unit with inset wash hand basin, tiling to the walls and floor.

Front Garden

Off-street parking to the front is block paved, and this connects to a carport. There is a facility for additional parking subject to the curb being lowered to the right hand side of the property.

Rear Garden

A much larger than average and landscaped rear garden with decked area, and lawns, pathway connects to the back of the property where there is a Pegoda and access to the workshop. A stunning array of shrubbery to all of the boundaries.

Workshop

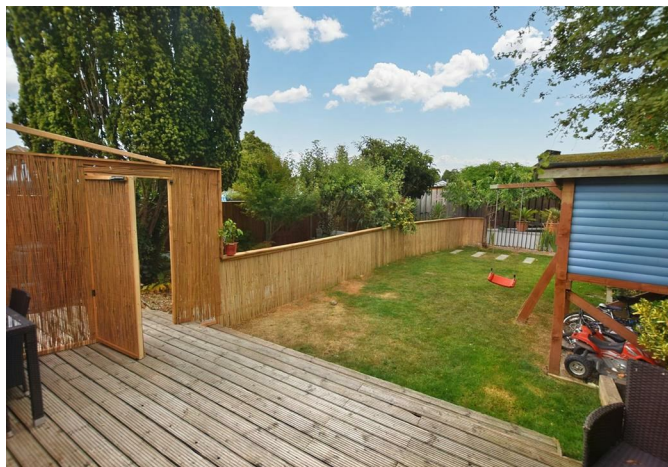
Comprises of two rooms one of which measures 25'8x10'8 and the additional one 12'3x7'10, with power and light.

Garage in a Block

Local Authority Castle Point

Local authority reference number 0242386

Council Tax band C





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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