



*43 Thelma Avenue*



**RICHARD  
POYNTZ**



**43 Thelma Avenue  
Canvey Island  
Essex  
SS8 9DT**

**£470,000**



A truly unique opportunity to acquire this spacious and very stylish detached THREE BEDROOM Bungalow which is located within walking distance to the vibrant Town centre, the main doctor's hub and bus stop.

Remarkable and well-thought-out accommodation including a vast Kitchen / Family Room with an array of high-end appliances to remain. Vaulted Ceilings to the Lounge area with large bi-folding doors opening onto a secluded and low-maintenance rear garden. The master bedroom has built-in wardrobes and its own ensuite again fitted to the latest style as is the bathroom

Viewing comes highly recommended



**Hall**

Oak-style doors connect to the accommodation. radiator

**Kitchen / Family Room**

29ft max x 16'8 (8.84mft max x 5.08m )

Underfloor Heating, Three Velux-style windows to the side elevation, Bi folding doors open at the side to the garden Tiling to the floors. Flat plastered ceiling with spotlights. USB Ports

The lounge area measures 16'7 x 18'5 with a part slate mosaic tiled "Media wall " with space for TV and other

appliances. Door connects to a utility room

The Kitchen area measures 12'5 x 11'8. Extensively fitted with the latest style of gloss units at base level, with integral dishwasher, wine cooler Fridge and freezer. Extensive work surfaces are fitted and extended out to create a large breakfast bar area, with inset one-and-a-quarter sink with mixer taps, inset ceramic 5-ring hob and tiling to splash backs. Matching units at eye level and larder style cupboards incorporating 2 separate Bosch Ovens.Extractor unit





**Utility Room**

4'3 x 3'5 (1.30m x 1.04m )

Double Glazed window the side, Work surfaces with plumbing underneath for washing machine

**Bedroom One**

12'8 x 11'6 (3.86m x 3.51m )

Double Glazed to the front and Radiator ,Access to the En-suite with two build in wardrobes to either side

**En suite**

Towel Rail Double Glazed window to the front, tiling to the walls and floors, glass shower cubicle with shower, White wash hand basin set into a draw unit , with WC set into the wall

**Bedroom Two**

12'7 x 10'6 (3.84m x 3.20m )

Double Glazed to the front and Radiator,

**Bedroom Three**

10'5 x 8'7 (3.18m x 2.62m )

Double Glazed to the rear and Radiator,

**Bathroom**

Towel Rail Double obscure Glazed window to the rear. A modern Three piece white suite with tiled panelled bath, Vanity unit with inset wash hand basin and WC set into the wall. Tiled to the walls and floors in ceramics

**Front**

Ample paved to the front and connects to the garage

**Garden**

Quite secluded and low maintained with artificial lawns enclosing the patio area. Outside Tap and access to the garage

**Garage**

17'6 (5.33m)

With Power and door connecting to garden



## GROUND FLOOR



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**Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: [rp@richardpoyntz.com](mailto:rp@richardpoyntz.com)**  
**Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA**

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45  
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