



* £280,000 - £300,000 * Proudly positioned in the charming area of Smallgains Avenue on Canvey Island, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat. As you enter, you are welcomed into a generous lounge diner, which boasts French doors that open directly onto the south-facing rear garden. This feature not only allows for an abundance of natural light but also creates a seamless connection between indoor and outdoor living, perfect for enjoying sunny days and entertaining guests. The modern fully fitted kitchen is a highlight of the home, providing a stylish and functional space for culinary enthusiasts. The contemporary bathroom complements the overall modern aesthetic of the property, ensuring that all your needs are met with ease. Location is key, and this bungalow does not disappoint. It is within walking distance to Canvey High Street, where you can find a variety of shops, cafes, and amenities. Additionally, the nearby Smallgains playing fields offer a lovely green space for outdoor activities and leisurely strolls. This property presents an excellent opportunity for those looking to settle in a tranquil yet accessible area. With its appealing features and prime location, this bungalow is a must-see for anyone seeking a new home on Canvey Island.

- Fully detached bungalow
- South-facing rear garden with patio area
- Generous lounge diner
- Fully fitted handless kitchen
- Moments from the sea wall
- Two good-sized bedrooms
- Driveway for one large vehicle
- Stylish three piece bathroom
- Unoverlooked from the front with views towards Smallgains Playing Fields
- Walking distance to Canvey High Street

Smallgains Avenue

Canvey Island

£280,000

Price Guide



Smallgains Avenue



Frontage

Parking space for one large vehicle, gated front garden area, path to:

Hallway

6'11" x 3'6"

Coved ceiling, loft hatch (part boarded), radiator, carpet.

Bathroom

7'10" x 4'9"

Coved ceiling with inset spotlights, obscured double glazed window to the front, vanity unit wash basin, low-level WC, paneled bath with a shower hose and a drencher head, tiled walls, tiled flooring, chrome heated towel rail.

Lounge-Diner

14'0" x 10'4"

Smooth coved ceiling with inset spotlights, double glazed French doors to the rear leading out to the garden, obscured double glazed windows to the side, radiator, carpet, opening to:

Kitchen

10'6" x 7'4"

Smooth ceiling, modern handleless gloss kitchen comprising of; wall and base level units with a square edge laminate worktop, integrated oven, four ring induction hob with an extractor fan above, stainless steel inset sink, integrated dishwasher, space for a fridge freezer, space for a washing machine, plymth and undercounter lighting, double glazed windows to the rear overlooking the garden, UPVC double glazed door leading out to the garden.

Bedroom One

8'7 x 2'99

Smooth ceiling with inset spotlights, double glazed windows to the front, space for wardrobes, radiator, carpet.

Bedroom Two

17'1" 7'3"

Smooth coved ceiling with inset spotlights, double glazed windows to the front, UPVC double glazed French doors to the rear leading out to the garden, double radiator, carpet.

South Facing Rear Garden

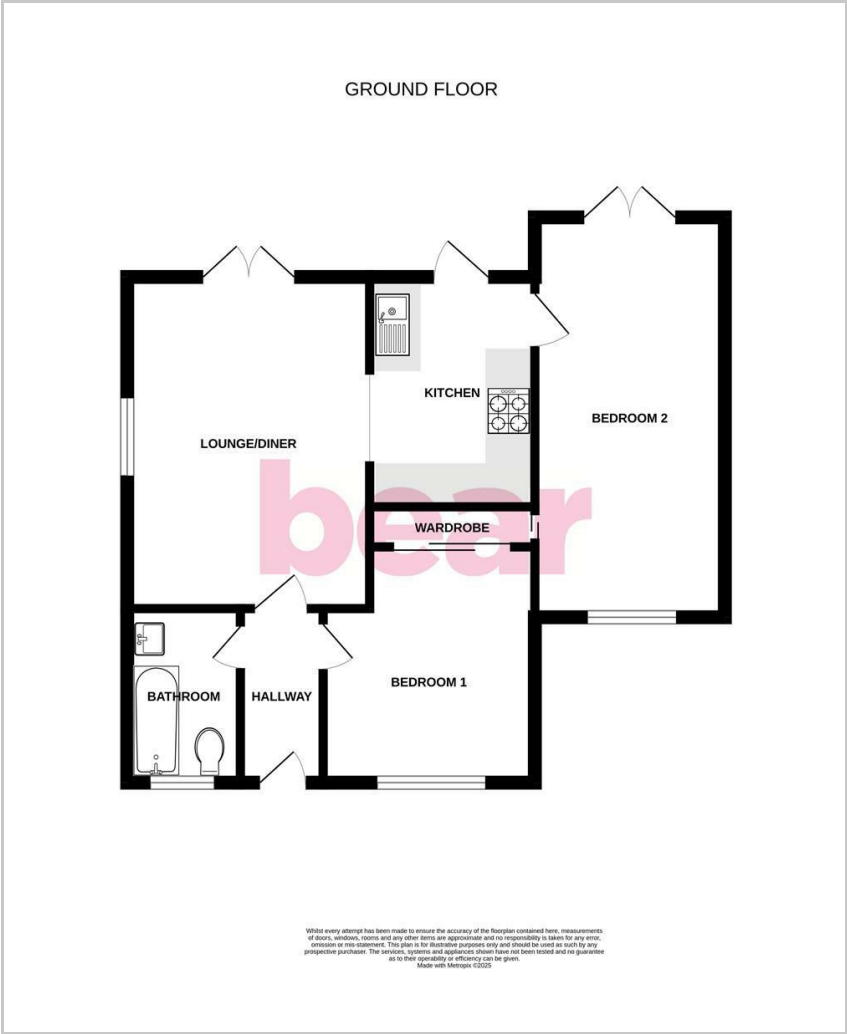
Commences with a path to a patio area with the remainder laid to lawn, storage shed, raised shingles area, raised planting area, side access back to the front, outside tap.

Agents Notes

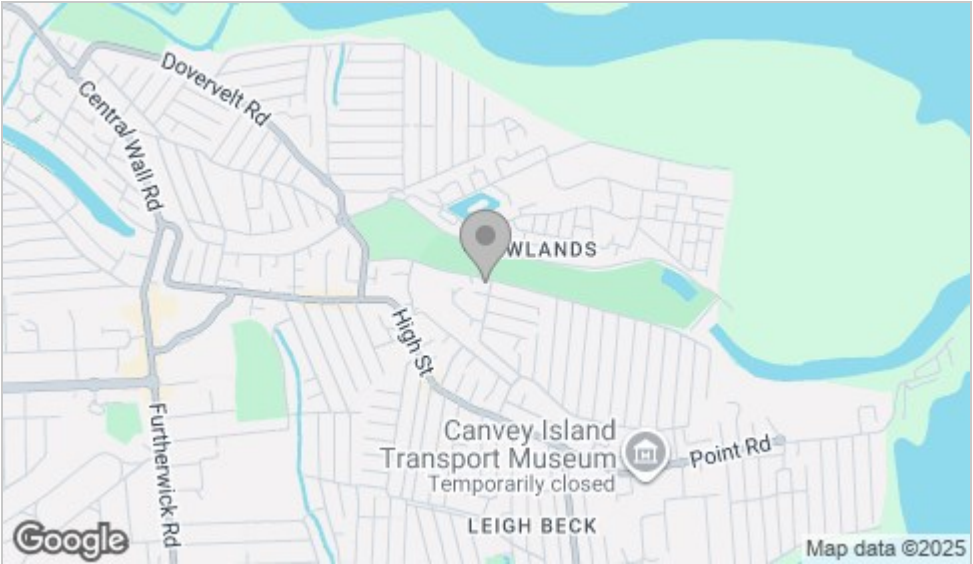
Council tax band: B



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@beaestateagents.co.uk <http://www.beaestateagents.co.uk/>

Energy Efficiency Graph

