



* £260,000- £270,000 * Positioned in the charming Sprundel Avenue of Canvey Island, this delightful bungalow offers a cosy retreat with a touch of elegance. Boasting one bedroom and one bathroom, this fully detached property has been meticulously finished to an exceptional standard, ensuring a comfortable and stylish living space. As you arrive, you are greeted by a convenient driveway and an attached garage, providing ample parking and storage space. The modern fully fitted kitchen is a culinary delight, complete with integrated appliances that cater to all your cooking needs. Step outside to discover the beautifully landscaped rear garden, featuring a newly installed patio and a raised decking area, perfect for al fresco dining or simply unwinding in the fresh sea breeze. The idyllic location of this property offers easy access to the Seafront, allowing you to enjoy leisurely strolls along the coast, as well as being close to local amenities for your convenience. Don't miss the opportunity to make this charming bungalow your new home, where comfort, style, and a seaside lifestyle await you.

- Beautiful one bedroom bungalow
- Fully detached with driveway and garage
- Modern shower room and fully fitted kitchen
- Stunning rear garden with patio and decking area for entertaining
- Stone throw's from the beach
- Walking distance to local amenities
- Motivated seller that has found a property
- Fitted shutter blinds installed
- Local playing fields close by
- Exceptional finish throughout

Sprundel Avenue

Canvey Island

£260,000

Price Guide



Sprundel Avenue



Frontage

Driveway for one large vehicle, sloped path to the entrance door, front garden area, side access to the rear garden, access to the garage, sloped pathway to:

Hallway

5'1" x 3'7"

Smooth coved ceiling with spotlights, double glazed windows to the side, UPVC entrance door to the front, radiator, laminate flooring, door to:

Shower Room

7'9" x 5'0"

Smooth coved ceiling, obscured double glazed windows to the side, extractor fan, large corner shower, low-level w/c, vanity unit wash basin, traditional style radiator, towel rail, part tiled walls, tiled flooring.

Lounge

12'9" maximum x 10'5"

Smooth coved ceiling, double glazed bay windows to the front with fitted shutter blinds, separate window to the front with fitted shutter blinds, loft hatch, radiator, laminate flooring, opening to:

Kitchen

9'6" x 6'1"

Smooth coved ceiling, modern shaker style kitchen with wall and base level units and a roll edge laminate worktop, sink and drainer with a chrome tap, integrated oven, four ring gas hob with an extractor fan above, integrated fridge, integrated washing machine, lino flooring, cupboard housing a wall mounted boiler,

double glazed windows to the rear overlooking the garden, UPVC door to the rear giving access to the garden.

Bedroom

9'6" x 9'5"

Smooth coved ceiling with a pendant light, double glazed windows to the rear with fitted shutter blinds, radiator, laminate flooring.

Rear Garden

Sloped tiled path leading to a tiled patio area, remainder laid to lawn, raised decking area in the corner of the garden, side access to the driveway, outside lighting, outside tap, access to:

Attached Garage

17'1" x 7'10"

Up and over door to the front, smooth ceiling with spotlights, power, lighting, UPVC door to the side giving access to the garden.



Floor Plan

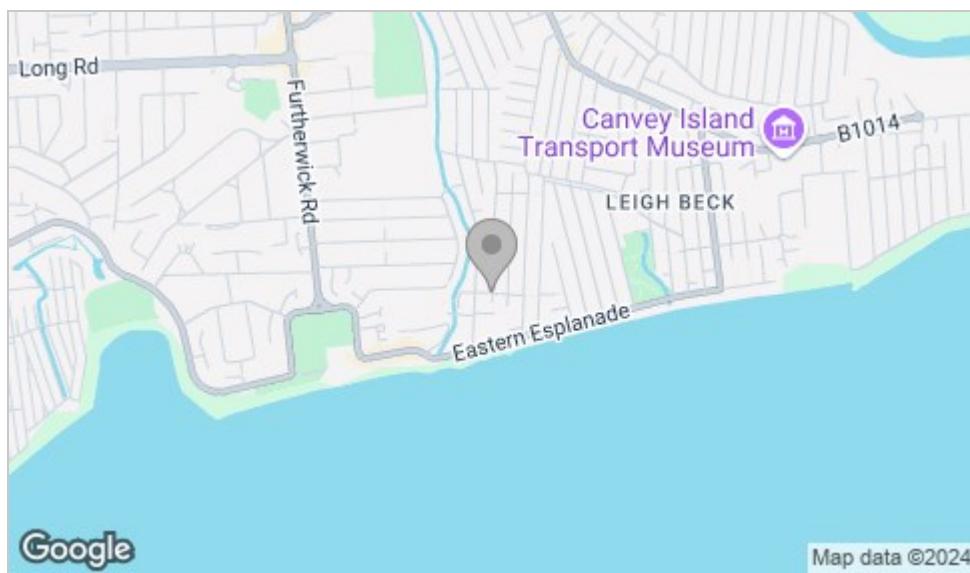
GROUND FLOOR



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 any statement made. Prospective purchasers must satisfy themselves as to the suitability of any services, systems and appliances shown have not been tested and no guarantee as to their current efficiency can be given.

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Area Map



Viewing

Please contact our Canvey Island Office on 01268 988 688 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	