


# 36A Craven Avenue

RICHARD POYNTZ

# *36A Craven Avenue*
# *Canvey Island*
# *SS8 0BY*

## £295,000

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Nestled in the desirable area of Craven Avenue on Canvey Island, this stunning detached bungalow offers a perfect blend of comfort and convenience. With two spacious bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat. The bungalow features a generous reception room that welcomes you with warmth and light, making it an inviting space for relaxation or entertaining guests.

The modern grey gloss kitchen is equipped with a built-in oven and hob, providing a stylish and functional area for culinary pursuits. The contemporary bathroom boasts a walk-in bath, ensuring a luxurious experience for your daily routines. One of the standout features of this property is the impressive west-facing landscaped rear garden, which is low-maintenance and perfect for enjoying sunny afternoons. The paved driveway at the front provides ample parking space, further enhancing the convenience of this lovely home.

Situated in a prime location, the bungalow is just a stone's throw away from local shops, the seafront, and reputable schools, including William Reed & Canvey County Infant and Junior Schools. This makes it an excellent choice for families looking to settle in a vibrant community. With gas central heating and UPVC double-glazed windows and doors, this bungalow is not only stylish but also energy-efficient. Viewing is highly recommended to fully appreciate the charm and potential of this delightful property. Don't miss the opportunity to make this bungalow your new home.











**Porch**
Composite entrance door to the front with obscured double-glazed insets giving access to the porch, textured ceiling with inset spotlights, door to lounge, carpet

**Lounge**
17'6 x 13'9 (5.33m x 4.19m)
Excellent-sized lounge with a coved textured ceiling, UPVC double-glazed bay window to front elevation, radiator, range of storage units at base and eye level, and into the bay incorporating a desk and a glass display cupboard, vinyl floor covering, door to bedroom three, and to the kitchen

**Kitchen**
10' x 7'9 (3.05m x 2.36m)
Textured ceiling with inset spotlights, UPVC double-glazed window to side elevation, plus a UPVC double-glazed door to the side elevation, modern grey units at base and eye level with matching drawers, square edge work surfaces over, incorporating an inset sink and drainer with chrome mixer tap, four-ring electric hob with feature glass splashback, separate waist height oven, half tiling to walls, vinyl floor covering, door to bedroom two and inner hallway

**Inner hallway**
Textured ceiling, loft, door to airing cupboard, bathroom, and bedroom one, vinyl floor covering

**Bedroom One**
12'4 x 10'5 (3.76m x 3.18m)
Excellent-sized bedroom with a coved textured ceiling, UPVC double-glazed window to the rear elevation, radiator, range of fitted wardrobes and top boxes with bedside cabinets and chest of drawers, vinyl floor covering.

**Bedroom Two**
12'5 x 7'10 (3.78m x 2.39m)
A further good-sized bedroom with a coved textured ceiling, UPVC French-style doors to the rear elevation giving access to the garden, radiator, vinyl floor covering, wall mounted boiler.

**Bedroom Three**
14'8 x 7'1 (4.47m x 2.16m)
Flat plastered ceiling, wallpaper decoration, UPVC double-glazed window to the front elevation, radiator, vinyl floor covering.

**Bathroom**
Stunning bathroom with flat plastered ceiling and inset spotlights, attractive tiling to walls, tiling to floor, three-piece white suite comprising push flush wc, sink with chrome waterfall style mixer tap inset into a white gloss vanity unit, 'P' shaped walk-in bath with door, chrome mixer taps, wall-mounted shower over bath and glass screen, the shower has double shower heads.

**Exterior**

**Rear Garden**
Much larger than average, Westerly facing rear garden with paved patio and pathway, artificial lawn with various raised flower beds for plants and shrubs, fenced to boundaries, gate to side giving access to the front, power points, and outside tap.

**Front Garden**
Paved driveway providing off-street parking with a step up to the entrance door, fenced to some boundaries.

**Agents Note**
We understand the Solar Panels at the property are leased - information can be verified with solicitors in due course.








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 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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