



**May Avenue, Canvey Island, Essex, SS8**

**Offers In Excess Of : £425,000**

*Freehold*

# May Avenue, Canvey Island, Essex – NO ONWARD CHAIN!!

## Property Details:

A fantastic opportunity to own this stylish, modern, 4 bedroom, 2 bathroom family home in the sought after area of Canvey Island. Built in 2017, this extremely energy efficient property offers space for a growing family. Comprising of 4 bedrooms with En-suite to the master bedroom, plus a family bathroom. On the ground floor you have the family lounge to the front and to the rear, a large, modern, fitted kitchen/diner with French doors to the rear garden. The attached garage has access from the rear garden and the front, with electric shutter door. This is a superbly presented family home ready to move in. Outside there is a low maintenance rear garden with large patio area with access to the garage which has power, water and light. To the front there is off road parking with a car-port and a paved border garden. Close to shops, amenities and transport links and only a short distance to the beach. This home is ready for you to move in and live, don't delay get booked to view. Viewing by appointment only. NO ONWARD CHAIN!

## Ground Floor:

### Entrance front front to :

#### Lounge: 18'1" x 11'10"

Double glazed windows to front. Access to ground floor accommodation. Stairs to first floor. Under stairs storage. Fitted carpet. 2 x radiators. T.V. Aerial point. Smooth ceiling. Neutral décor.

#### Kitchen/ Diner: 18'1" x 12'6"

Double glazed window and French doors to rear. An extensive range of wall and base units. Integrated Fridge/Freezer, oven and hob with extractor over. Dishwasher. 1 ½ bowl stainless steel sink with drainer and mixer tap. T.V. Aerial point. Wood floor. Smooth ceiling downlights. Radiator. Modern décor.

## First Floor:

### Landing 12'1 into stairwell x 10'4"

Access to first floor accommodation and access to loft. Double glazed window to front. Fitted carpet. Smooth ceiling. Neutral décor.

### Bedroom 1: 12'1" x 10'3"

Double glazed window to front aspect. Fitted carpet. Smooth ceiling. Radiator. Neutral décor. Door to:-

### En-suite: 6'8" x 6'4"

Double glazed frosted windows to rear aspect. Large walk in shower. Low level W.C. and vanity sink. Heated towel rail. Tiled to shower cubicle and splash back. Tiled floor. Smooth ceiling with downlights. Neutral décor.

### Bedroom 2: 13'11" x 8'1" > 6'1".

Double glazed window to rear aspect. Fitted carpet. Radiator. Smooth ceiling. Neutral décor.

### Bedroom 3: 12'10" x 8'10"

Double glazed window to front. Fitted carpet. Radiator. Smooth ceiling. Neutral décor.

### Bedroom 4: 8'8" x 5'4"

Double glazed window to front. Fitted carpet. Radiator. Smooth ceiling. Neutral décor

### Bathroom: 7'8" x 6'8"

Double glazed frosted window to rear aspect. Panel bath with shower over. Low level W.C. and vanity sink. Heated towel rails. Part tiled to bath wall and splashback. Tiled floor. Smooth ceiling with downlights. Extractor. Neutral décor. .

## Outside:

**Rear Garden** 40' x 20' - Low maintenance garden to rear. Commencing with large wrap around paved patio area. The rest mainly laid to lawn for low maintenance. Door to garage which has water, power and light and houses boiler and water tank. Secure gated side access to front.

**Garage:** 21'5" x 9'9" – Single storey brick built attached garage. Boiler and hot water tank. Space and plumbing for washing machine. Electric roller shutter door to front. Double glazed window to rear garden. Door to garden. Power, water & light.

**To Front of property:** - Paved to front with gated access to rear garden. Off street parking and car-port with electric roller shutter to garage.

Council Tax Band: D - Local Authority: Castle Point.

Approximate gross internal area 95m<sup>2</sup> – 1022 sq ft.

EPC: B - Built in 2016/17









- 4 Bedrooms
- 2 Bathrooms (1 En-Suite)
- Lounge
- Fitted Kitchen/Dining Room
- Low maintenance rear garden
- Gas Central Heating
- Double glazing
- Off Street Parking
- Garage
- Built 2017 – Energy Rating B
- NO ONWARD CHAIN



For illustration purposes only - not to scale

Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	82   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.