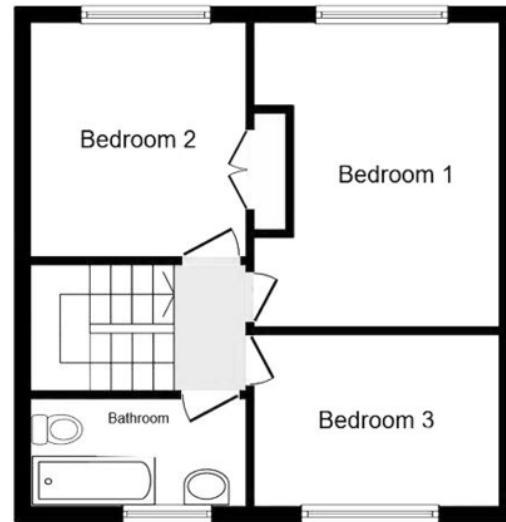
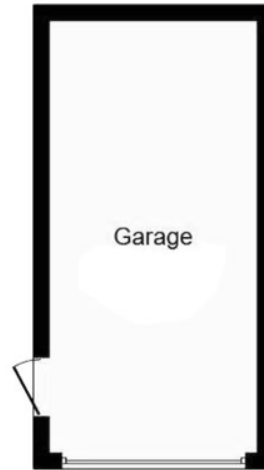


**Ground Floor**



**First Floor**



**Garage**



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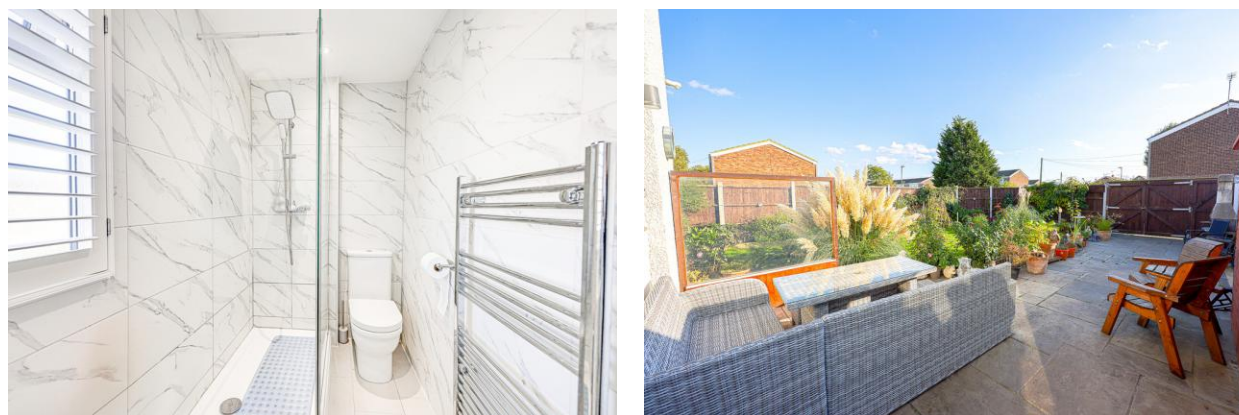


**91 First Avenue, Canvey, SS8 9LS**  
Guide Price of £350,000 – £375,000

Essex Countryside are delighted to offer for sale this stunning three bedroom semi-detached property. The accommodation comprises of a spacious hallway, ground floor cloakroom, a large lounge - diner - kitchen with bi fold doors opening onto a south facing rear garden. To the first floor there are three bedrooms and a bathroom suite. Outside the property enjoys a large south facing wrap around garden, double gates to the rear providing off street parking and a detached garage



- SUPERB THREE BEDROOM SEMI DETACHED
- IMPRESSIVE OPEN PLAN LOUNGE - DINER - KITCHEN
- GROUND FLOOR WC
- IMMACULATE CONDITION THROUGHOUT
- GAS CENTRAL HEATING
- DETACHED GARAGE
- OFF STREET PARKING
- CLOSE TO LOCAL AMENITIES
- VIEWING HIGHLY RECOMMENDED



Stunning family home located on First Avenue in the charming Canvey Island. This beautiful house boasts a generous wrap-around south-facing plot, perfect for enjoying the sunny British weather. Step inside this exceptional property to discover a tastefully finished interior with impressive open-plan living spaces on the ground floor. The modern fully fitted kitchen diner is a highlight, complete with bi-folding doors that open onto the delightful garden, seamlessly blending indoor and outdoor living. Upstairs, you will find three spacious double bedrooms, ideal for a growing family. The contemporary three-piece shower room adds a touch of luxury, while the convenience of a downstairs WC is a practical feature for everyday living. Outside, the superb wrap-around garden provides ample space for outdoor activities and entertaining. A storage shed, garage, and driveway offer plenty of storage and parking options, making this property as convenient as it is beautiful. Don't miss the opportunity to make this house your home and enjoy the best of family living in this wonderful setting.

**ENTRANCE PORCH** Composite entrance door to the front, smooth ceiling with inset spotlights, obscured double glazed windows to the front, radiator, oak flooring, door to:

**GROUND FLOOR CLOAKROOM** Smooth ceiling with inset stoplights, obscured double glazed windows to the side, vanity unit wash basin with a tiled splashback, low-level w/c, wall mounted Vaillant combination boiler, radiator, oak flooring.

**HALLWAY** 10' 11" x 9' 1" (3.33m x 2.77m) Carpeted staircase to the first floor with understairs storage cupboards, smooth ceiling with inset spotlights, radiator, carpet, study area, opening to:

**LOUNGE / DINER / KITCHEN** 21' 9" x 10' 6" > 19'6(6.63m x 3.2m) Lounge Area - double glazed windows to the front with fitted shutter blinds, smooth ceiling with inset spotlights, two radiators with radiator covers, oak flooring all the way through.

Dining Area - smooth ceiling with inset spotlights, aluminium bi-folding doors to the rear leading out to the garden, inset blinds, oak flooring, opening to:

Kitchen Area - smooth ceiling with inset spotlights, double glazed windows to the rear, modern handleless gloss kitchen comprising of; wall and base level units with a square edge laminate worktop and glass splashbacks, integrated double oven and grill, four ring gas hob, 1.5 sink and drainer with a mixer tap, integrated washing machine, integrated dishwasher, space for a tumble dryer, integrated fridge freezer, centre island with pan draws, oak flooring.

**FIRST FLOOR LANDING** Smooth ceiling with inset spotlights and a loft hatch, carpet.

**BEDROOM ONE** 13' 11" x 10' 7" > 8'7(4.24m x 3.23m) Smooth ceiling with inset spotlights, double glazed windows to the rear with fitted shutter blinds, radiator, carpet.

**BEDROOM TWO** 10' 9" x 10' 2" (3.28m x 3.1m) Smooth ceiling with a pendant light, double glazed windows to the rear with fitted shutter blinds, large double storage cupboard, radiator, carpet.

**BEDROOM THREE** 10' 7" x 7' 6" (3.23m x 2.29m) Smooth ceiling, double glazed windows to the front with fitted shutter blinds, radiator, carpet.

**BATHROOM** 9' 2" x 4' 8" (2.79m x 1.42m) Smooth ceiling with inset spotlights, obscured double glazed windows to the front with fitted shutter blinds, double walk in shower with a rainfall head, low-level w/c, vanity unit wash basin, laminate flooring, chrome heated towel rail, fully tiled walls.

**LARGE SOUTH FACING WRAP AROUND REAR GARDEN** Commences with a large patio area with the remainder laid to lawn with attractive flower and shrub borders, garden shed, access to the garage at the rear, double gated to the rear leading out to a parking area, shingled outside pond area, outside tap, outside lighting.

**DETACHED GARAGE** 18' 10" x 9' 8" (5.74m x 2.95m) Approached from the rear with up & over door, courtesy door to side leading into rear garden, power & light.