



STUART THOMAS
ESTATES



- LARGE THREE BEDROOM BUNGALOW
- WEST BACKING GARDEN
- CLOSE TO LOCAL SHOPS
- WALKING DISTANCE BUS ROUTES

22 Craven Avenue, Canvey Island, Essex, SS8 0DJ

Guide Price £325,000 - £350,000

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Property Description

GENERAL

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ENTRANCE HALL

Double glazed entrance door with a lead light stained glass panel leads to the entrance hall. Access to the loft. Dado rail. Radiator.

LOUNGE

This very good size room has a double glazed bay window to the front aspect. Feature red brick fireplace with an electric coal effect fire. Two radiators. Beams to the walls. Twin doors lead to the:-

DINING ROOM

Another good size room with a double glazed window and door to the side. Double radiator. Beams to the ceiling. Open plan to the:-

KITCHEN

Fitted with a range of units at eye and base level with work surfaces over. One and a half bowl single drainer sink unit with a mixer tap over. Double glazed window to the rear. Space and plumbing for a washing machine. Slide in cooker. Wood effect flooring. Ceramic tiling to visible walls.

BEDROOM ONE

Double glazed window to the front. Radiator. Coving.





BEDROOM TWO

Double glazed window to the side. Radiator. Dado rail.

BEDROOM THREE

With a wall mounted Worcester gas fired central heating boiler. Wood panelling to the lower half of the walls. Double glazed window to the rear. Radiator.

SHOWER ROOM

With a 3 piece suite comprising a low level wc pedestal wash basin and a corner shower. Dado rail. Radiator. Extractor fan. Coving.

GARAGE

Larger than average detached garage with double doors and a workshop/storage shed behind.

REAR GARDEN

This GOOD SIZE WEST BACKING rear garden is laid to lawn with established trees and shrubs. Backs onto playing fields. Crazy paved patio. Greenhouse.

AGENTS NOTE

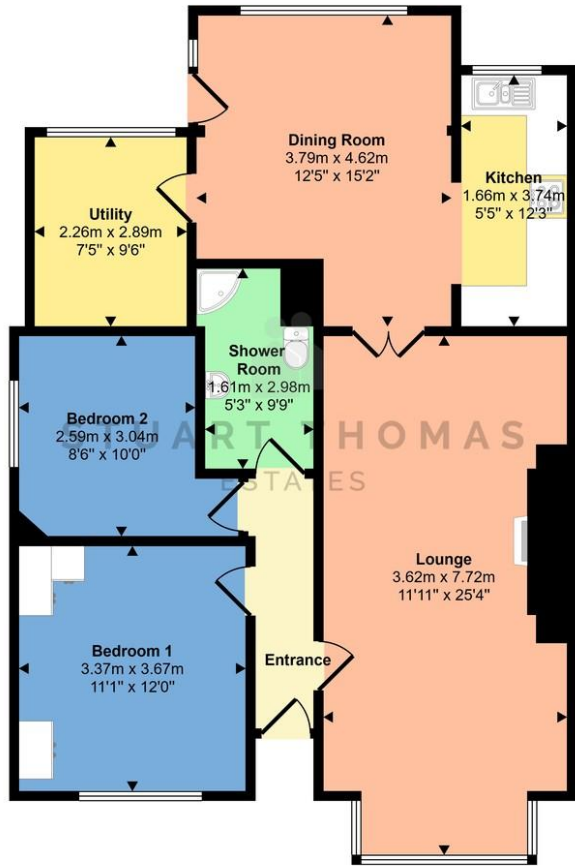
Tenure Freehold

Castle Point Borough Council

Council Tax Band C



Approx Gross Internal Area
90 sq m / 964 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements