



7 Green Avenue



**RICHARD
POYNTZ**

**7 Green Avenue
Canvey Island
Essex
SS8 0LH**

£365,000



Located in this favoured Village location within easy reach of local shops, the retail park for Marks and Spencers and Costa Coffee, Access routes for off Canvey Island, Local schools and Bus routes is this spacious House that stands across its plot.

The accommodation includes a spacious entrance hall with Huge L Shaped Through Lounge to the side. To the rear is a modern kitchen that connects to a lobby with a cloakroom, utility room and integrated Garage. To the first floor are THREE DOUBLE BEDROOMS and a shower room.

Sitting on a wider than average plot with parking for several cars to the front and a low maintenance garden to the rear with artificial lawn



Hall

Entrance door into a spacious hallway with adjacent glazed obscure window, stairs to the first floor, coved to flat plastered ceiling, tiling to the floor, and doors connecting to the lounge, and kitchen.

Cloakroom

Low-level w/c, wall mounted wash hand basin, and radiator.

Lounge/Diner

28'4 x 18'2 (8.64m x 5.54m)
"L" shaped with glazed bay window to the front elevation, double glazed sliding patio doors opening onto

the garden at the rear, glazed window to the side, carpet. Feature fireplace, coved to flat plastered ceiling, four radiators, serving hatch connecting into the kitchen.

Kitchen

11'2 x 8'2 (3.40m x 2.49m)
Glazed window to the rear elevation, radiator, and door to the inner lobby. An extensive range of white gloss units and drawers at base level with dishwasher, fridge, and cooker to remain, rolled edge work surfaces with inset double stainless steel sink with chrome mixer taps, and tiling to the walls. Matching units at eye-level, USB port.

Outer Lobby

Door connecting to the garden at the rear, door to the utility room which in turns connects to the garage, door to the cloakroom.

Utility Room

9'5 x 6'11

Glazed window to the rear, space and plumbing for washing machine, work surfaces, and from here is access to the garage.

Landing

Glazed window to the side, radiator, large deep storage cupboard, doors off to the accommodation.

Bedroom One

11' x 11' (3.35m x 3.35m)

Glazed window to the front elevation with deep storage cupboards, radiator.

Bedroom Two

11'x 9'10 (3.35mx 3.00m)

Glazed window to the front, radiator. USB Port.

Bedroom Three

11'7 x 8'6 (3.53m x 2.59m)

Again a good size double bedroom, a glazed window to the rear, and a radiator.

Shower Room

Two obscure glazed windows to the rear elevation. A modern white suite comprising low-level w/c, pedestal wash hand basin, and large walk-in shower cubicle with tinted glass enclosure, and wall-mounted shower, chrome towel rail which has a dual function and can be turned off separately from the hall, fully tiled to the walls and floor.

Front

Ample parking to the front which connects to a garage.

Rear Garden

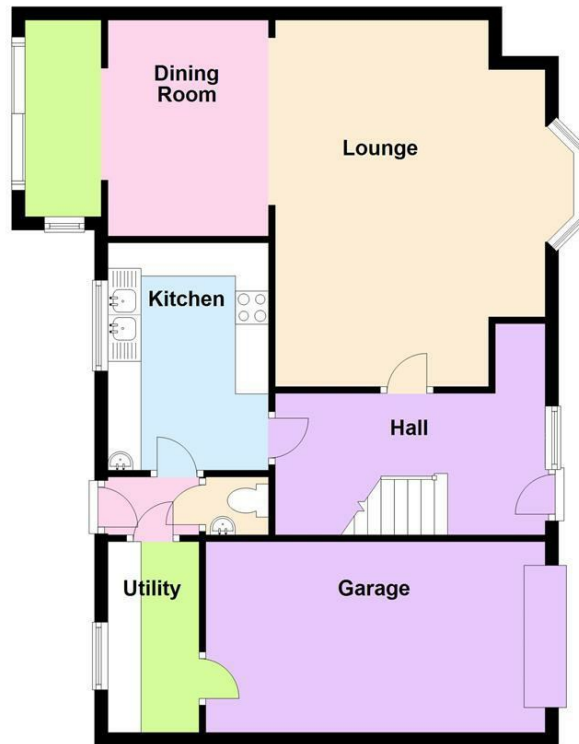
Much wider than average, and fencing to the boundaries with outside tap, shed, and artificial lawn.

Garage

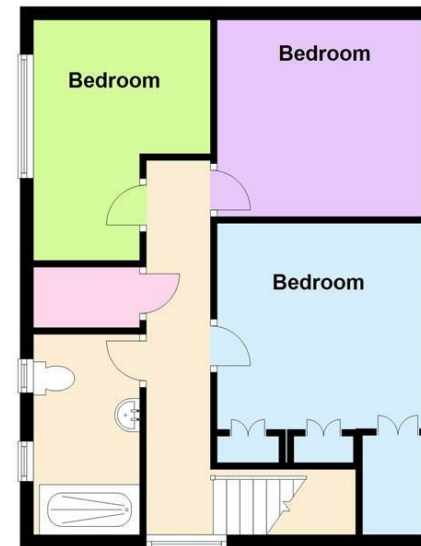
16 x 9'3 (4.88m x 2.82m)



Ground Floor
Approx. 796.8 sq. feet



First Floor
Approx. 492.0 sq. feet



Total area: approx. 1288.8 sq. feet

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