



STUART THOMAS
ESTATES



- FOUR BEDROOMS
- EN SUITE SHOWER ROOM
- GOOD SIZE LOUNGE
- AMPLE PARKING

7 Malvern Avenue, Canvey Island, SS8 0NF

£350,000

Offered for sale with NO ONWARD CHAIN is this DETACHED FOUR BEDROOM FAMILY HOME with EN SUITE SHOWER ROOM and a SOUTH WEST BACKING rear garden.



Property Description

ENTRANCE HALL

Double glazed entrance door with a side screen leads to the entrance hall. Stairs lead to the first floor. Radiator. Personal door to the garage. Tiled floor.

GROUND FLOOR BATHROOM

With a 3 piece white suite comprising a low level wc vanity wash basin with cupboards under and a shower bath with a mixer tap independent shower and shower screen. Obscure double glazed window to the rear. Extractor fan. Coving. Fully tiled to all visible walls and floor. Radiator.

LOUNGE

With double glazed French doors leading to the rear garden. Coving. Two wall light points. Two radiators. Open plan to the:-

DINING ROOM

Double glazed bay window to the front aspect. Double radiator. Coving.

KITCHEN/BREAKFAST ROOM

Well fitted with a range of units at eye and base level with work surfaces over. 4 ring gas hob with an extractor cooker hood over. Built under oven. Single drainer stainless steel sink unit with a mixer tap over. Integrated fridge. Double glazed windows to the rear and side. Double glazed door to the side. Coving. Tiled floor. Radiator.

LANDING

Access to the loft. Coving. Radiator.

BEDROOM ONE





Double glazed window to the rear. Radiator. Coving. Door leads to the:-

EN SUITE

With a 3 piece suite comprising a low level wc with a concealed cistern, vanity wash basin with cupboards under and a large shower with enclosure. Obscure double glazed window to the side. Radiator. Extractor fan. Fully tiled to all visible walls and floor.

BEDROOM TWO

Double glazed window to the front. Radiator. Coving.

BEDROOM THREE

Double glazed window to the front. Radiator. Coving.

BEDROOM FOUR

Double glazed window to the rear. Radiator. Coving.

BATHROOM

With a 3 piece suite comprising a low level wc vanity hand wash basin with a mixer tap and a shower bath with mixer tap and an independent shower and screen. Double glazed obscure window to the side. Extractor fan. Radiator. Coving. Fully tiled to all visible walls and floor.

GARAGE

With an electric roller door. Vaillant gas fired central heating boiler. Personal door to the entrance hall.

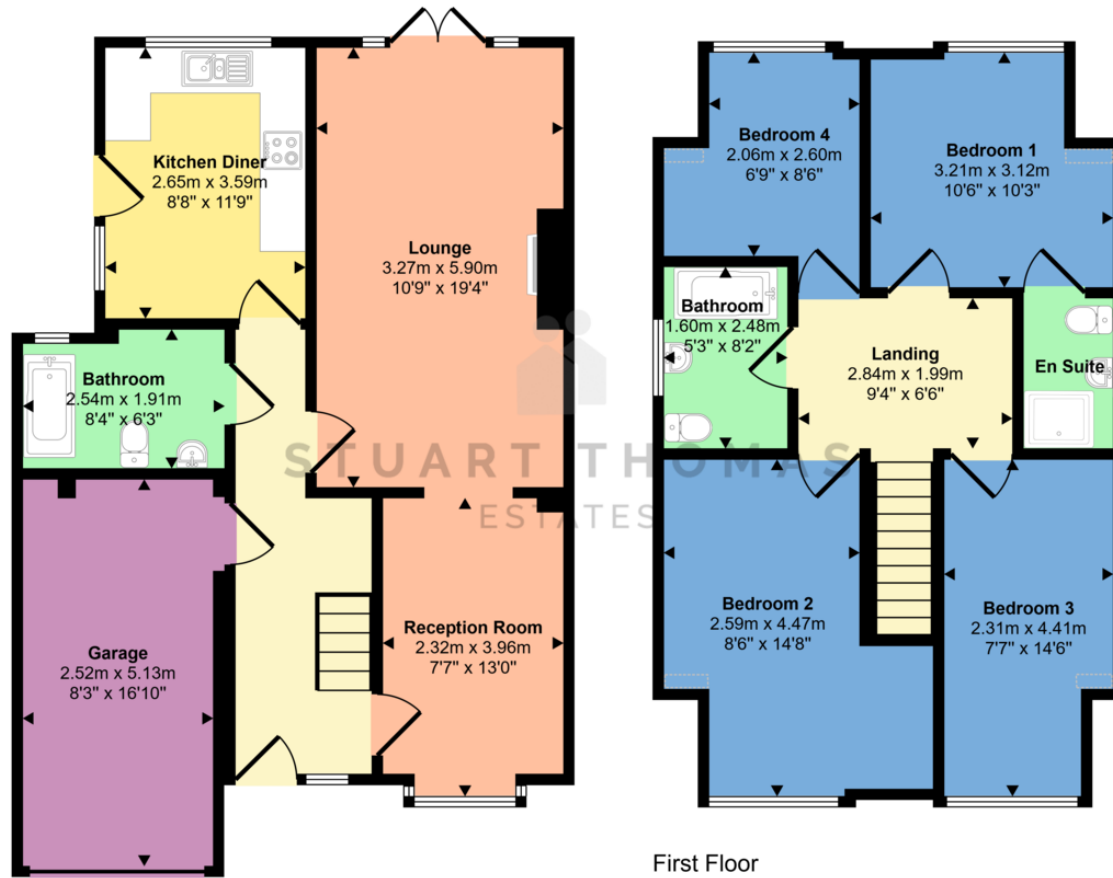
FRONT GARDEN

Providing off street parking.

REAR GARDEN



Approx Gross Internal Area
124 sq m / 1335 sq ft



In excess of 40' with a SOUTH WEST aspect. Laid to lawn.
Paved patio.

GENERAL

Tenure Freehold

Castle Point Borough Council

Council Tax Band D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

294 Kiln Road, Benfleet, Essex,
SS7 1QT

stestates.co.uk
01702 558110
info@stestates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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