



STUART THOMAS  
ESTATES



- CLOSE TO LOCAL AMENITIES
- WELL FITTED KITCHEN
- ENSUITE SHOWER ROOM TO MASTER BEDROOM
- GOOD SIZE LOUNGE/DINER

1 Elsinor Avenue, Canvey Island, Essex, SS8 9PZ

Guide Price £350,000

An opportunity has arisen to acquire this DETACHED CHALET in this convenient location. The property offers ample off street parking and a GARAGE. Upstairs are the TWO BEDROOMS, Master Bedroom with EN SUITE shower room and FAMILY BATHROOM. Downstairs is the LOUNGE/DINER and a WELL FITTED KITCHEN.



## Property Description

### PORCH

Entrance to the property is via a double glazed porch with grey luxury vinyl tiled flooring.

### HALLWAY

Grey luxury vinyl tiled flooring, radiator with decorative cover, smooth plastered ceiling. Storage cupboard under stairs. Stairs leading to first floor. Access to garage.

### LOUNGE/DINER

Feature fireplace with gas fire. Luxury vinyl tiled flooring. Double glazed window to the front with vertical blinds, two additional windows to the side. Two radiators. Double glazed sliding patio doors leading to garden.

### KITCHEN

Double glazed window to rear and door to side leading to garden. White gloss eye and base level kitchen units, space for fridge, freezer and dishwasher, one and a half bowl ceramic sink with drainer. Wood effect rolled top work surfaces, gas hob with electric oven under and extractor over, tiled splashback, luxury vinyl tiled flooring, smooth plastered ceiling with inset spotlights. Cupboard housing boiler.

### BEDROOM ONE

Master bedroom with double glazed window to front with vertical blinds, luxury vinyl tiled flooring, radiator, access to en-suite. Built in wardrobes with sliding mirrored doors.

### ENSUITE

Fully tiled to all visible walls, electric shower, pedestal hand wash basin, radiator, two hand rails, skylight window.





#### BEDROOM TWO

Double glazed window with vertical blinds to front, luxury vinyl tiled flooring, radiator, built in wardrobes with sliding mirrored doors.

#### BATHROOM

Modern family bathroom, fully tiled to all visible walls and floor with white marble effect tiles. Bath with with chrome mixer tap. Large hand wash basin set in to vanity unit with skylight window over. Close coupled wc. Space for shower.

#### GARAGE

The garage can be accessed internally from the hallway and has an electric roller door.

#### GARDEN

This lovely wrap around garden is perfect for relaxing or entertaining, commencing with a patio area providing plenty of space for alfresco dining with the remainder laid with easy to maintain artificial lawn with raised flower beds. External water supply and electric.

#### AGENTS NOTES

There is a septic tank at the property.

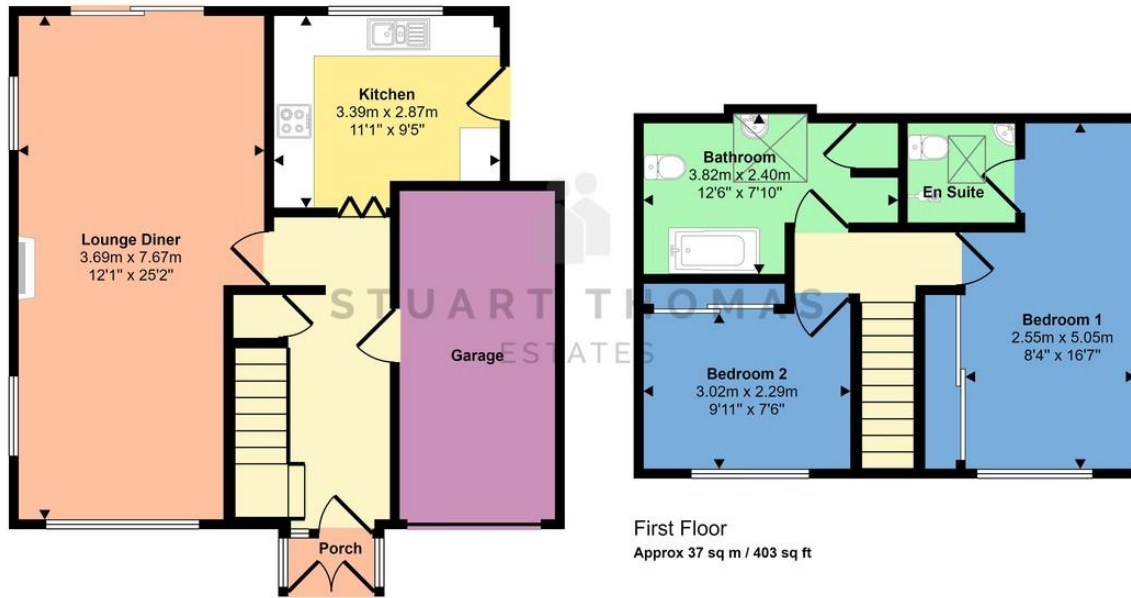
Tenure Freehold

Castle Point Borough Council

Council Tax Band C



Approx Gross Internal Area  
98 sq m / 1055 sq ft



Ground Floor  
Approx 60 sq m / 651 sq ft

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		82 B
69-80	C		
55-68	D	67 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 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