



STUART THOMAS
ESTATES



- OUTSTANDING LOCATION
- FACING THE SEA WALL
- NO ONWARD CHAIN
- TWO BEDROOMS

31 Aalten Avenue, Canvey Island, Essex , SS8 7QP

£395,000

WOW! What a location. Directly facing the SEA WALL with a SOUTH FACING FRONT GARDEN is this DETACHED TWO BEDROOM CHALET. Enjoy the peace and quiet and listen to the bird song in the beautiful garden. Ideal for further development, subject to planning, be quick to view this property.



Property Description

ENTRANCE PORCH

Double glazed entrance door leads to the entrance porch. Wall light point. Solid wood door with a bullion inset leads to the:-

ENTRANCE HALL

Stairs lead to the first floor. lead light and bullion window to the front. Radiator.

LOUNGE

Lead light double glazed windows to the front and rear. Feature red brick fireplace. Two radiators. Beams to the ceiling.

DINING ROOM

Double glazed window to the front and a further double glazed window to the rear. Two double radiators. Part glazed lead light door and adjacent window leads to the lean to which in turn has a double glazed door leading to the rear garden.

KITCHEN

Units at eye and base level with work surfaces over. Double drainer stainless steel sink unit. Space and plumbing for a washing machine. Double glazed window to the rear. Built in pantry cupboard. Wall mounted gas fired Worcester central heating boiler. Archway leads to the dining room.

BEDROOM ONE

Lead light double glazed window overlooking the sea wall with views over the Thames Estuary. Lead light double glazed window to the side. Double radiator. Wooden floorboards.





BEDROOM TWO

Lead light double glazed window to the front offering views towards the Thames Estuary. Lead light double glazed window to the side. Double radiator. Access to the eaves.

BATHROOM GROUND FLOOR

Low level wc hand wash basin and a panelled bath with a mixer tap. Electric shower over the bath. Obscure lead light double glazed window to the side. Radiator. Airing cupboard housing the hot water cylinder. Some ceramic tiling to the walls.

GARAGE

Attached at the side of the property with an up and over door. Personal door to the side.

REAR GARDEN

Mainly paved with a garden shed. Side access to the front.

REAR GARDEN

This beautiful rear garden is South Facing overlooking the sea wall with the Thames Estuary beyond. Laid to lawn with well established shrubs and trees. Ornamental pond. Brick built BBQ. Greenhouse. Five bar gate leading to the street. Ample parking.

GENERAL

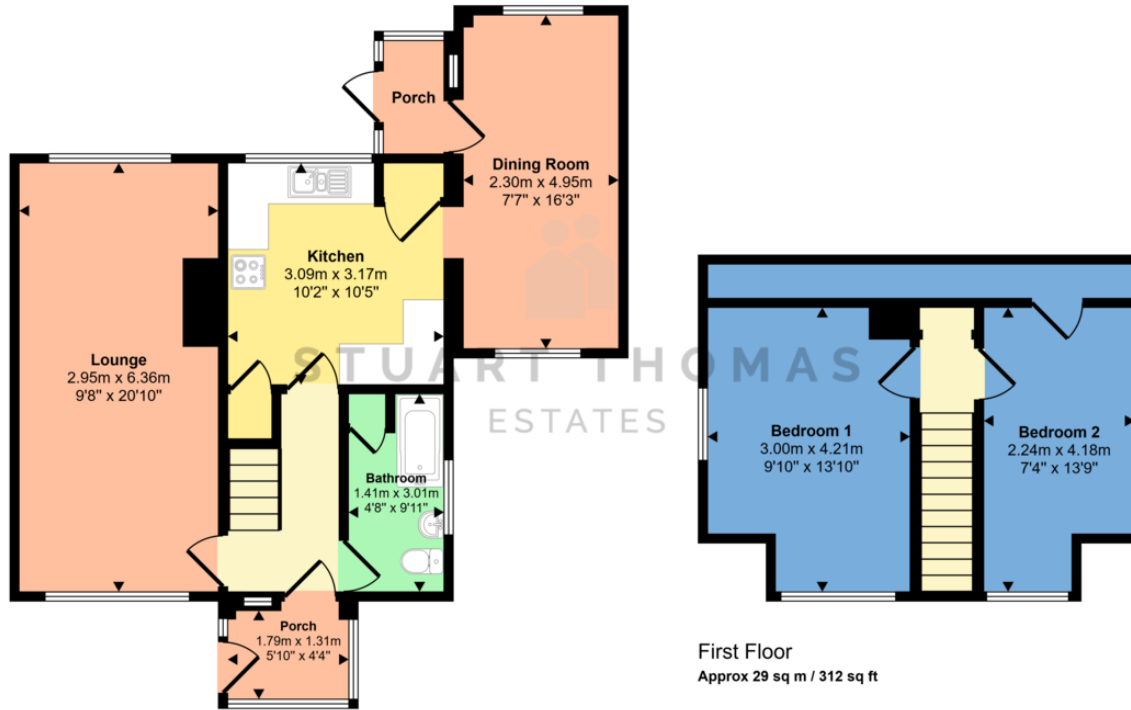
Tenure Freehold

Castle Point Borough Council

Tax Band C



Approx Gross Internal Area
87 sq m / 935 sq ft



Ground Floor
Approx 58 sq m / 623 sq ft

First Floor
Approx 29 sq m / 312 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.

%epcGraph_c_1_334%

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 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