



Central Avenue, Canvey Island

£365,000 Freehold

Ali & Co are delighted to present to the market this spacious **FOUR-BEDROOM FAMILY HOME** situated on Central Avenue, Canvey Island.

Close to schools, shops & transport links | Beautifully presented four bedroom family home | Chain-free | Approx. 1,194 sq. ft. / 110.9 sq. m. | Spacious Kitchen/Dining Room | Flexible Family Accommodation | Separate Office/Study |

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Ali&Co
PROPERTY SERVICES

STUNNING FOUR

Ali & Co are delighted to present to the market this spacious **FOUR-BEDROOM FAMILY HOME** situated on Central Avenue, Canvey Island.

Offering approximately 1,194 sq. ft. of versatile accommodation, this generously sized property provides excellent family living space arranged over two floors.

Upon entering the property, you are welcomed by an entrance hall leading to a ground-floor bedroom, making this an ideal space for a guest bedroom, teenager's room or flexible family accommodation.

The ground floor further benefits from an impressive 17'11" x 19' living room, providing an excellent space for relaxing and entertaining. The substantial 17'9" x 13'4" kitchen/dining room offers plenty of room for family dining, while an additional office/study provides a dedicated space for working from home. A separate ground-floor WC completes the accommodation on this level.

To the first floor are three further bedrooms, including two generously proportioned double bedrooms measuring approximately 11'11" x 10'8" and 11'11" x 10'6". There is also a family bathroom and two useful storage cupboards accessed from the landing.

Positioned on Central Avenue, Canvey Island, the property offers an excellent opportunity for growing families looking for substantial and flexible accommodation.

Ali & Co Property Services strongly recommend an internal viewing to fully appreciate the size, layout and versatility this four-bedroom family home has to offer. Contact our sales team today to arrange your viewing.

Council Tax Band: C

Tenure: Freehold

Parking options: On Street, Residents

Garden details: Rear Garden

Electricity supply: Mains

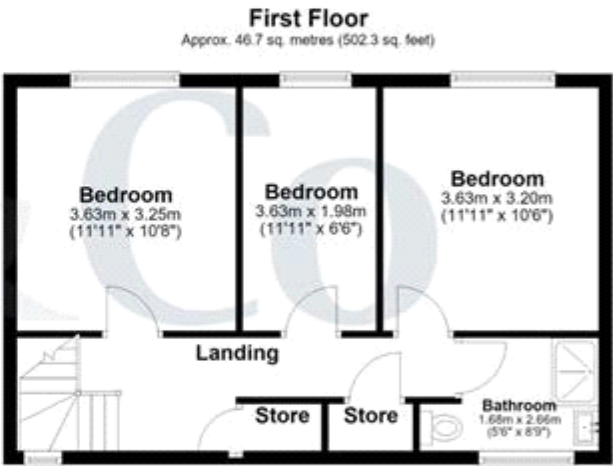
Heating: Gas Mains

Water supply: Mains

Sewerage: Mains







Total area: approx. 110.9 sq. metres (1194.1 sq. feet)
Central Avenue



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.