

Property details approval form

20 Meynell Avenue, Canvey Island, Essex, England, SS8 7DB

Date: 11 September 2026

Property Ref and Version: RAY309399 - 0006

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£525,000

Tenure: Freehold

○ Key Features

- > Energy Rating: Exempt
- > Four Bedroom Semi-Detached Family Home
- > Stylish Media Wall with Integrated Spotlights
- > Air Conditioning & New Shutters Throughout
- > Landscaped Rear Garden with Artificial Grass & Powered Shed
- > Newly Paved Driveway with Side Access to Rear Garden
- > Newly Installed Boiler, Central Heating & Radiators
- > Fully Rewired with New Circuit Board
- > Excellent Location Close to Seafront, Town Centre, Schools & Transport Links

○ Short Description

**** £525,000 TO £550,000 ** PLEASE CALL TO VIEW THIS AMAZING HOME BEFORE IT IS SOLD ****

○ Long Description

GUIDE PRICE £525,000 - £550,000

Connells are proud to present this beautifully improved four-bedroom semi-detached family home on Canvey Island, offering spacious accommodation, modern interiors and a range of recent upgrades throughout.

The property benefits from a full rewire, new consumer unit, central heating system, radiators, boiler and a recently installed air conditioning unit. Stylish features include a media wall with spotlights, shutters throughout, an updated bathroom and a conservatory with electric blinds.

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Externally, the low-maintenance rear garden features artificial lawn, outdoor lighting, a powered shed and side access, while the newly paved driveway provides off-street parking.

Ideally located, the property is within easy reach of local schools, shops, bus routes and Benfleet Station.

Canvey Island seafront and town centre are both just a short walk away, offering a variety of leisure facilities, restaurants and everyday amenities.

An excellent opportunity to purchase a move-in-ready family home in a convenient and sought-after location.

○ **Directions**

○ **Agents Note**

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○ Room Description

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Floor Plan



Total floor area 149.0 m² (1,604 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Approval

Signature		Date
Harrison Thorne		
Mr D. Hamilton		