



* CURRENTLY TWO DOUBLE BEDROOMS WITH POTENTIAL TO CREATE FURTHER DOUBLE BEDROOM WITH EN-SUITE IN LOFT ROOM * Nestled on Ash Road in the charming Canvey Island, this delightful detached bungalow offers a perfect blend of comfort and convenience. Boasting two reception rooms, potential for three bedrooms, and two bathrooms, this property is ideal for those seeking a spacious yet cosy home. As you step inside, you'll be greeted by a well-designed layout that includes a lounge open plan to a dining room, perfect for entertaining guests or simply relaxing with your loved ones. The property features two double bedrooms on the ground floor, with the added bonus of a loft room that could easily be transformed into a third bedroom to suit your needs. One of the highlights of this bungalow is the fully detached status, providing you with the privacy and tranquillity you desire. The property also comes with a driveway capable of accommodating two vehicles, ensuring parking is never a hassle. Situated on a generous south-facing plot, you can enjoy plenty of natural light and a lovely outdoor space to unwind in. Convenience is key with a downstairs four-piece bathroom and an upstairs WC, offering practicality for everyday living. Additionally, being just a short stroll away from Canvey High Street and the Seafront amenities means you'll have easy access to a variety of shops, restaurants, and the beautiful coastline.

- Fully detached bungalow on a generous south backing plot
- Two reception rooms, two double bedrooms plus an additional loft room with an en-suite w/c
- Modern fully fitted kitchen
- Ideal location close to Canvey Highstreet and seafront
- Double glazed and gas central heated
- Driveway for two vehicles with potential for further parking
- Lounge open plan to the dining room
- Contemporary four piece bathroom
- Playing fields close by
- Motivated sellers that have found a property

Ash Road

Canvey Island

£350,000



Ash Road



Frontage

Lawned area with a shingle boundary, concrete hard standing creating a driveway for two large vehicles, side access to the rear garden, access to:

Hallway

Smooth ceiling with a pendant light, storage cupboard, dado rail, radiator, carpet, UPVC entrance door to the front with an adjacent headlight window.

Bedroom One

14'9" x 11'11"

Double glazed leadlight bay windows to the front, radiator, carpet.

Bedroom Two

14'9" into the bay x 12'0"

Double glazed leadlight windows to the front, radiator, carpet, carpeted stairs to:

Loft Room/Potential Bedroom Three

13'8" x 9'11"

Double glazed velux window to the rear, radiator, carpet, large walk in storage cupboard, door to:

Separate W/C

5'1" x 3'10"

Smooth ceiling, vanity unit wash basin, low-level w/c, carpet

Shower Room

10'0" > 6'10" x 6'11"

Smooth ceiling with inset spotlights, obscured double glazed window to the side, low-level w/c, vanity unit wash basin, paneled bath with a shower attachment, extractor fan, part tiled walls, lino flooring, radiator, additional electric radiator.

Lounge Dining Room

18'4" x 15'0" > 8'7"

Lounge Area- Feature brick fireplace, double glazed French doors to the rear leading out to the garden, radiator, carpet, open plan to:

Dining Area- Smooth ceiling, double glazed windows to the rear overlooking the garden, radiator, carpet, door to:

Kitchen

9'11" x 7'6"

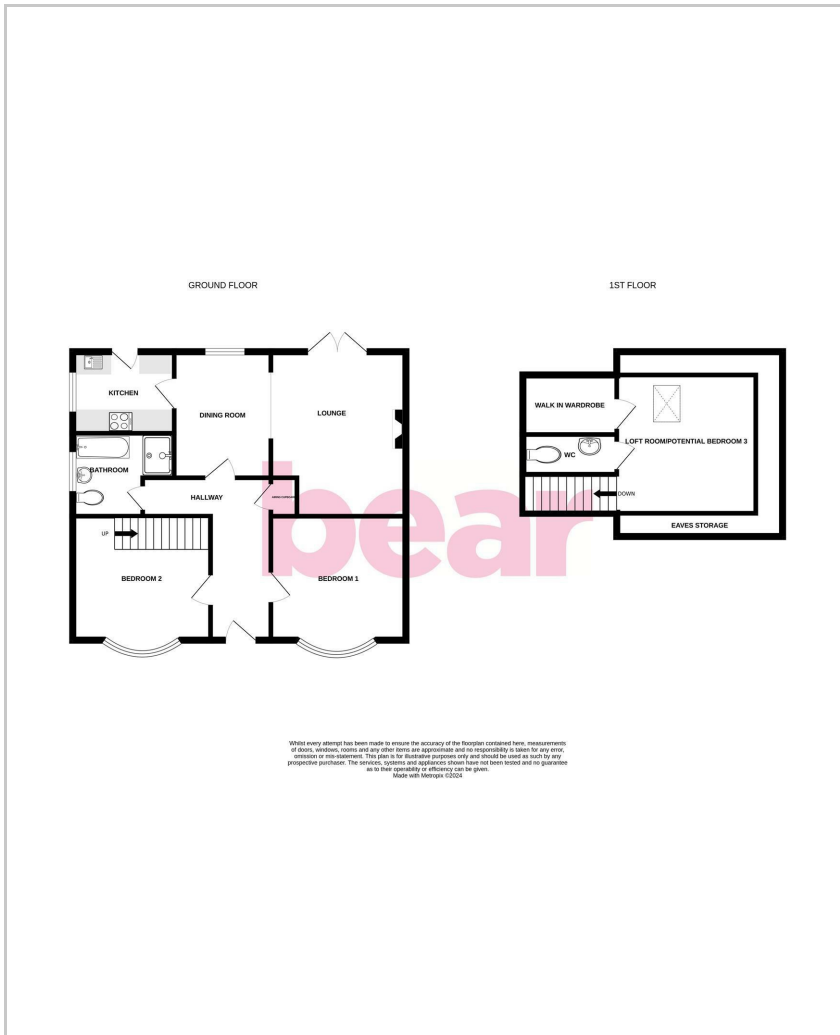
Smooth ceiling, double glazed window to the side, double glazed door to the rear leading out to the garden. Modern cream gloss kitchen comprising of; wall and vase level units with a roll edge laminate worktop, sink and drainer with a chrome mixer tap, space for a washing machine, space for a fridge freezer, integrated Bosch oven with a four ring electric Bosch hob with an extractor fan above, tiled splashback, space for a slim line dishwasher, lino flooring.

Secluded South Backing Rear Garden

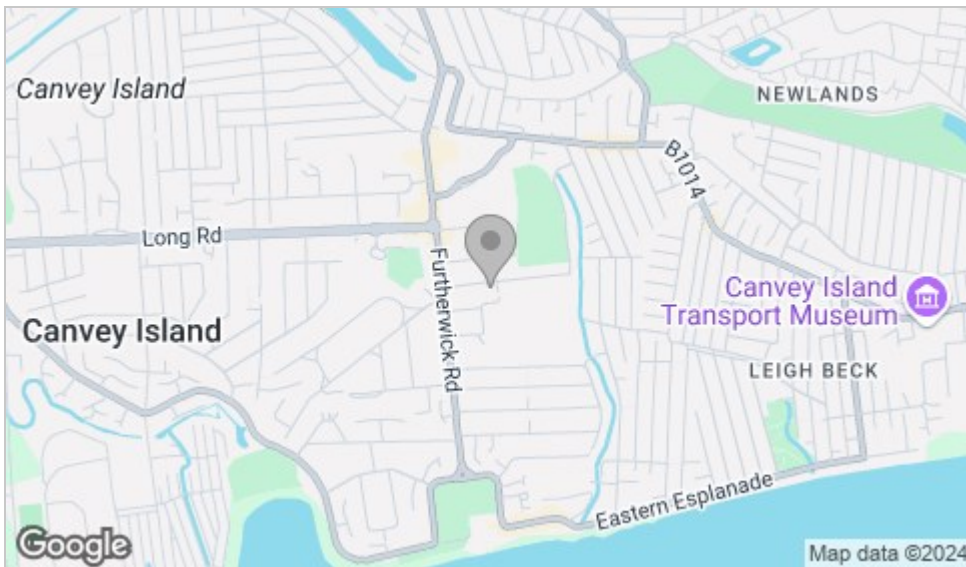
Commences with concrete hard standing with the remainder laid to lawn with established tree and shrub boundaries, outside shed, side access to the front garden, outside lighting, outside tap.



Floor Plan



Area Map



Viewing

Please contact our Canvey Island Office on 01268 988 688 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	