



*36 Delfzul Road*



# 36 Delfzul Road Canvey Island SS8 9AU

£280,000



Richard Poyntz & Company have the pleasure of offering for sale this well proportioned Three Bedroom Detached Bungalow recently freshened up and decluttered which is situated a short distance to Canvey Town Centre and also Jones's Corner where you will find Schools, Shops, Bus Routes, and Restaurants all within easy reach. The property itself has been well presented but does require some modernisation within the kitchen and bathroom areas, the property does boast gas-fired central heating via a Worcester Combination Boiler, UPVC double-glazed windows, and doors throughout, there is a spacious hallway that gives access to a superb sized lounge, fitted kitchen with traditional units at base and eye level, three well-proportioned bedrooms, three piece bathroom. To the rear of the property is a low-maintenance rear garden which is paved with a large shed (to remain), and to the front of the property is a hardstanding driveway providing off-street parking, we feel this driveway could also be extended to provide more parking if required. Viewing comes highly recommended to truly appreciate the size and the potential on offer.



## Hallway

UPVC entrance door to the front with obscure double-glazed insets, coved flat plastered ceiling, loft hatch, obscure UPVC double-glazed window to the front which is next to entrance door, radiator, doors off to accommodation, carpet.

## Lounge

14'2 x 13' (4.32m x 3.96m)  
Superb sized lounge, coved textured ceiling, large UPVC double glazed bay window to front, radiator, feature brick built fire surround, carpet.

## Kitchen

10'7 x 8'7 (3.23m x 2.62m)  
Textured ceiling, UPVC double glazed window to side and rear, part UPVC double glazed Stable style door giving access to the rear garden, wall mounted Worcester Combination Boiler, radiator, vinyl floor covering, traditional wood units at base and eye level with matching drawers, rolled top worksurfaces over and incorporating a stainless sink drainer with chrome mixer taps, tiling to splashback areas, space for cooker, plumbing for washing machine and space for a fridge freezer.

### Bedroom One

12'10 x 9'6 (3.91m x 2.90m)

A good size double bedroom, coved textured ceiling, UPVC double glazed window to rear, radiator, dado rail, carpet.

### Bedroom Two

9'11 x 8'3 (3.02m x 2.51m)

A further good size bedroom with coved flat plastered ceiling, UPVC double glazed window to rear, radiator, carpet.

### Bedroom Three

9'8 x 7'8 maximum (2.95m x 2.34m maximum)

This is an 'L' shaped room which has coved flat plastered ceiling, UPVC double glazed window to front, radiator, carpet

### Bathroom

Coved textured ceiling, obscure UPVC double glazed window to side, tiling to walls, radiator, vinyl floor covering, three piece bathroom suite comprising panelled bath with chrome mixer taps and shower attachment, pedestal wash hand basin with chrome taps, low level lever handle wc.

### Exterior

#### Rear Garden

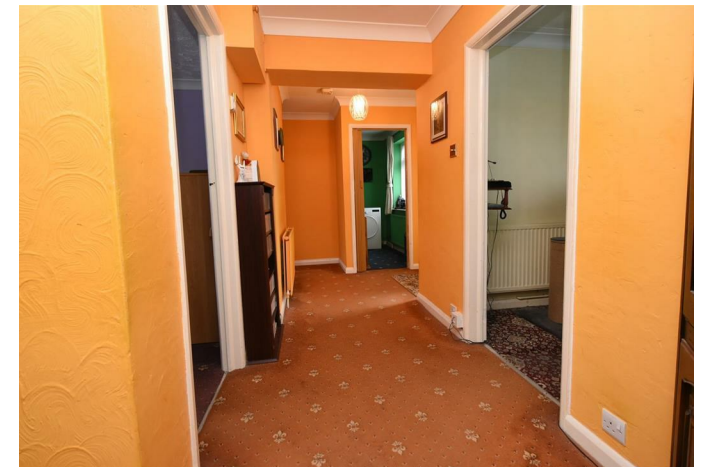
As previously mentioned this is a low-maintenance rear garden that is paved and with a large shed (to remain), fencing to boundaries, gate to side giving access to front of the property, outside tap.

#### Front Garden

Hardstanding driveway providing off-street parking and the remainder is laid to lawn, fenced to one boundary.

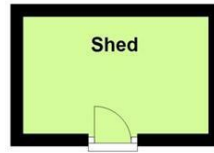
#### Agents Note

We understand the loft is partly boarded and has a loft ladder.



## Ground Floor

Approx. 70.4 sq. metres (758.0 sq. feet)



Total area: approx. 70.4 sq. metres (758.0 sq. feet)

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