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22. Landsburg Road



**RICHARD
POYNTZ**

22. Landsburg Road Canvey Island Essex SS8 8HN

£280,000



This attractively styled two-bedroom detached bungalow is nestled in the popular Newlands area of Canvey Island. It is conveniently located within easy reach of shops such as Morrisons Local, Small Gains Playing Fields, and Canvey Heights. The property boasts off-street parking, and the very well-presented accommodation includes an entrance hall, two well-proportioned bedrooms, a lounge with French doors opening onto an established rear garden, and a modern fitted shower room. The modern kitchen with an oven and hob leads to a spacious utility room, and the garden offers plenty of privacy and seclusion. It is truly a gem waiting to be discovered! To arrange a viewing, please get in touch with our office at (01268) 699599.



HALLWAY

Composite Entrance door leading to Entrance Hall with laminate flooring. Storage cupboard. Coving to flat plastered ceiling. Opening through to the Kitchen and doors off to the two bedrooms, Shower room and Lounge.

LOUNGE

11'4 x 10'10 (3.45m x 3.30m)
Upvc double glazed French doors opening

onto the garden. Laminate flooring. Coving to flat plastered ceiling. Access to loft. Radiator.

KITCHEN

7'10 x 5'11 (2.39m x 1.80m)
Double glazed door and window to the rear elevation. Modern range of wood style fronted units at base level to two walls with rolled edge working surfaces over, inset ceramic hob with oven under. Slate style tiling to splash backs.

Inset single drainer sink and extractor unit.
Opening through to the Utility room.

UTILITY ROOM

7'11 x 7' (2.41m x 2.13m)

Double glazed window to the rear elevation.
Extensive range of units at base level with work surfaces to three walls. Plumbing for washing machine. Space for Fridge/freezer. Wall mounted gas fired boiler. Flat plastered ceiling.

BEDROOM ONE

12'5 x 10'5 (3.78m x 3.18m)

Double glazed window to the front. Radiator.
Coving to ceiling.

BEDROOM TWO

8' x 7'4 (2.44m x 2.24m)

Double glazed window to the front. Laminate style flooring. Radiator.

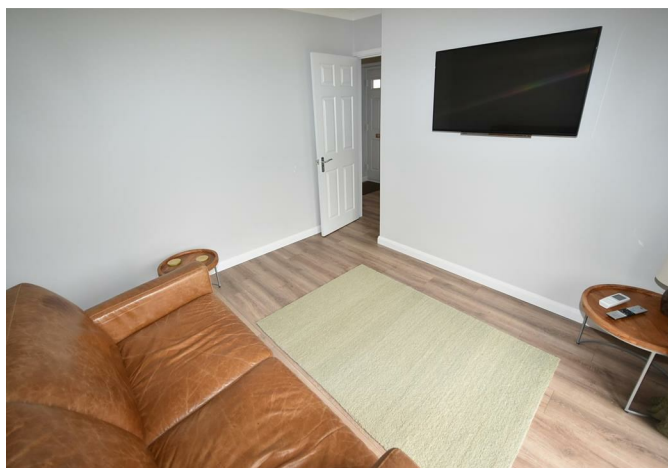
SHOWER ROOM

EXTERIOR

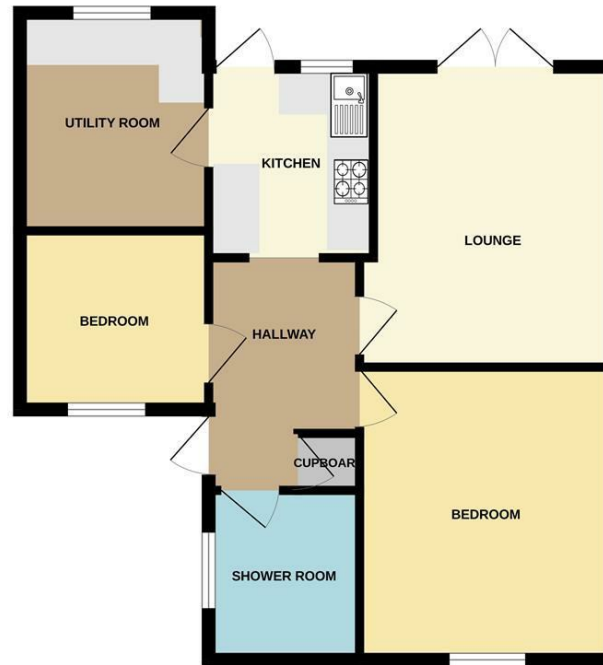
Off street parking to the front.

REAR GARDEN

Fencing to the boundaries. Patio area with remainder being mainly laid to lawn. Offering plenty of privacy and seclusion. Backing onto similar bungalows.



GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 570 sq.ft. (53.0 sq.m.) approx.
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Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: rp@richardpoyntz.com
Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45
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