



*The Mallards 97 Denham Road*





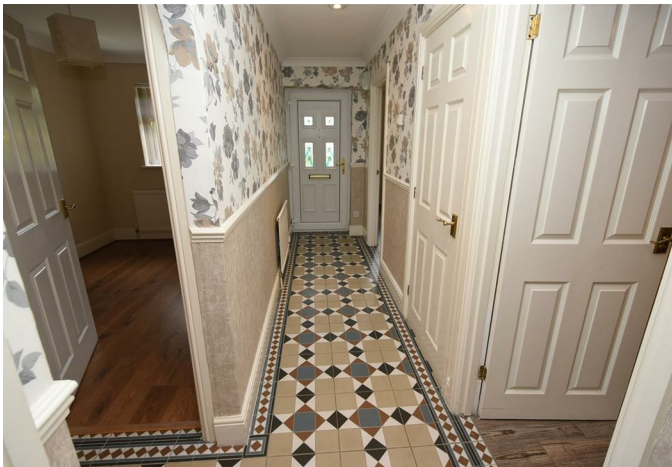
# The Mallards 97 Denham Road Canvey Island SS8 9HA

£1,500



NOW LET- VIEWINGS ARE CLOSED -- For long-term rent, this attractive three-bedroom detached family bungalow is ideally located near the picturesque Canvey Lake, with the town centre just a short distance away. The property features a spacious entrance hall leading to a large lounge (17'9x11'8) with French doors opening to the rear garden, a modern fitted kitchen, three well-proportioned bedrooms with an en-suite to the master bedroom, and a three-piece family bathroom with a Victorian style rolled top bath.

The property also includes a patio and lawned rear garden, a garage, and additional off-street parking. Richard Poyntz & Co are members of the Association of Residential Letting Agents. A one-month deposit is required, which will be lodged within the deposit protection scheme.



## Hall

Central UPVC entrance door with obscure double-glazed panels leading to the entrance hall. A good-sized entrance hall with radiator, attractive ceramic tiled floor, textured and coved ceiling, access to loft via hatch, panel door to airing cupboard housing hot water tank and shelving, power points, and further panel doors off to the accommodation.

## Lounge

17'9x11'8 (5.41mx3.56m)

Superb size room with UPVC double-glazed French doors leading directly onto the rear garden, radiator, TV and power points, feature fireplace with gas coals, coved and textured ceiling, and laminate wood flooring.

## Kitchen

9'7x9'6 (2.92mx2.90m )

Again a good size room with UPVC double-glazed window and matching half UPVC double-glazed door overlooking and providing access onto the rear garden with single drainer enamel sink inset to a range of rolled edge work surfaces to three sides with extensively fitted Cream units at base and eye-level, four ring gas hob with fitted extractor over with adjacent fitted oven, and built-in microwave, housing for fridge/freezer, complimentary ceramic splashback tiling, and tiling to the floor, coved and textured ceiling, power points.



**Bedroom One**

11'1x9'9 max (3.38mx2.97m max )

UPVC double-glazed lead bow window to the front elevation, radiator. A range of fitted wardrobes and dressing table to one wall, laminate wood flooring, power points, coved and textured ceiling.

**En-Suite**

UPVC double-glazed window to the side, a suite comprising of low-level push flush w/c, pedestal wash hand basin, fully tiled shower with screening, radiator, extractor, tiling to the balance of the walls, tiling to the floor.

**Bedroom Two**

10'x7'7 (3.05mx2.31m )

A good size second bedroom with UPVC double-glazed lead window to the front, radiator, laminate wood flooring, power points, cove, and textured ceiling.

**Bedroom Three**

9'8x8'9 max (2.95mx2.67m max )

UPVC double-glazed lead window to the side elevation, radiator, laminate flooring, coved and textured ceiling.

**Bathroom**

Obscure double-glazed lead window to the side, a modern suite comprising of low-level push flush w/c, pedestal wash hand basin, rolled top Victorian style bath with shower mixer taps, chrome heated towel rail, ceramic tiling to the balance of walls, and floor.

**Front Garden**

Lawned area established shrubbery and hedgerow to one side, external light, twin wooden gates to the front.

**Rear Garden**

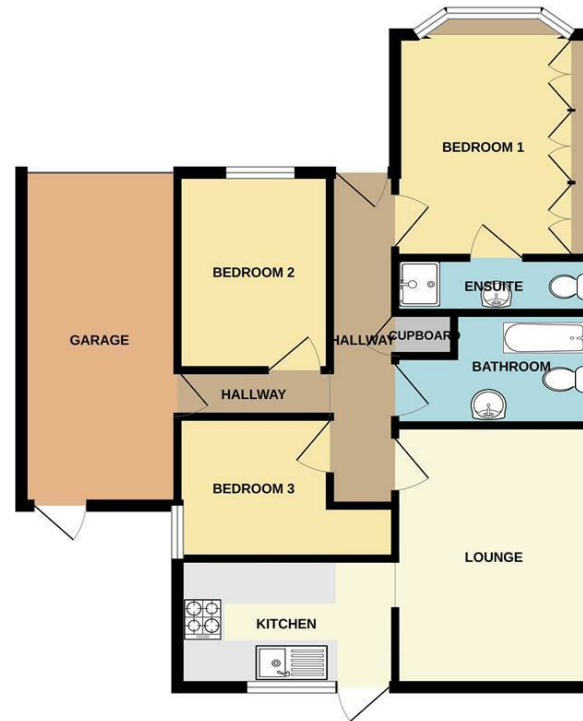
To the rear of the property extends a paved patio area with the remainder being laid to lawn established tree and shrubbery borders, side pathway and gate providing access, external tap and light.

**Garage**

Half UPVC double-glazed door providing access to the garden, plumbing and space for washing machine with work surface over, and additional appliance space, wall mounted boiler, power and light, up and over door leading to own driveway.



GROUND FLOOR



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