



*6. Hallet Road*





## 6. Hallet Road Canvey Island SS8 8LJ

£269,995



Welcome to this charming two-bedroom bungalow nestled in the Small Gains area! It's conveniently located near local schools, bus routes, shops, and green spaces. This lovely home is offered for sale with no onward chain. Inside, you'll find two bedrooms, a spacious lounge that leads to a delightful double-glazed conservatory, and a comfortable bathroom. Contact our office to schedule a viewing and experience the warmth and comfort this home offers!



### Hallway

Double-glazed entrance door at the side leading into the hall with laminate flooring, radiator, storage cupboard.

### Lounge

14'7 x 10'2 (4.45m x 3.10m)  
Coving to flat plastered ceiling, laminate flooring, radiator, double glazed patio doors opening onto the conservatory.

### Conservatory

12'7 x 10'1 (3.84m x 3.07m)  
Double-glazed windows to the rear elevation, double-glazed French doors at the side opening onto the garden, radiator, laminate flooring.

### Kitchen

9'2 x 5'9 (2.79m x 1.75m)  
Double glazed window to the front elevation,

white units and drawers at base level with rolled edge worksurfaces to two walls, space for domestic appliances including plumbing for automatic washing machine, inset ceramic hob with oven under, white gloss tiling to splashbacks with matching units at eye level plus extractor.

### **Bedroom One**

9'8 x 8'7 (2.95m x 2.62m)

Double glazed to front, radiator, coving to ceiling, laminate flooring.

### **Bedroom Two**

13'9 x 7'6 (4.19m x 2.29m)

Double glazed to front, radiator.

### **Bathroom**

### **Exterior**

#### **Front Garden**

Off Street Parking.

#### **Rear Garden**

Average in size with paved area, fenced to the boundaries, shed.



GROUND FLOOR  
574 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Meropix 02024

**Misrepresentation Act 1967:** These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

**Property Misdescription Act 1991** The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc. and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts



Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: [rp@richardpoyntz.com](mailto: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  
Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.  
Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

