



**RICHARD
POYNTZ**



7 Grasmere Road **Canvey Island, Essex SS8 0HF** **£510,000**



Tel No: 01268 699 599 | Fax: 01268 699 080 | james@richardpoyntz.com
 Registered Office: Richard Poyntz and 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 | VAT No. 731 4287 45
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Introduction

This bungalow offers deceptively spacious accommodation maintained to a very high standard. This spacious three-bedroom detached bungalow offers well-presented accommodation in a small cul-de-sac off Long Road and close to local shops and bus routes.

To the front is a resin drive with side access to a much longer-than-average, secluded, beautiful park-like garden measuring approximately 80 feet long, beautifully landscaped.

The accommodation includes three double-sized bedrooms, with the master bedroom complimented with stunning bespoke fitted wardrobes and benefiting from an en-suite shower room, a superb modern four-piece bathroom with a separate shower and bath, a spacious lounge to the rear, and a UPVC Double-Glazed conservatory that overlooks the almost park-like garden to the rear.

Completing the accommodation is the recently fitted stylish kitchen with oven, hob, and extractor fitted and to remain. In addition, the property boasts an array of features such as an Alarm System, a Power Garage door, and UPVC double-glazed windows. View it if you are looking for a bungalow in this price range.

In More Detail

Outstanding Detached Bungalow

Recently fitted Carpets

UPVC DOUBLE GLAZED WINDOWS
CONSERVATORY

80ft PARK LIKE secluded garden

Three Double Bedrooms

Bathroom with separate shower cubicle

Located at the end of a small cul de sac

Close to local Shops, Schools. Bus Routes, Doctors
Surgeries and the access routes for on and off Canvey
Island

External Sheds with Power and Summer House

Resin Driveway and Garage with Power Door

Kitchen with Oven Hob Extractor, Dishwasher and fridge
freezer to remain

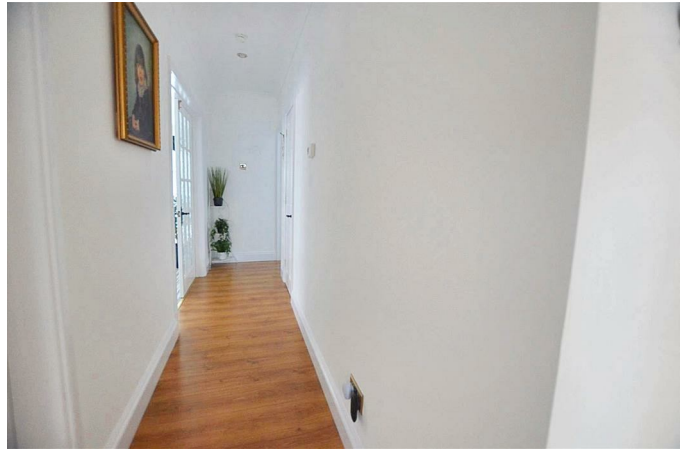
Elegant and Spacious Lounge 19'10

ALARM SYSTEM

Maintained to a very high standard

New Kitchen

Hall



White UPVC double glazed entrance door at the side into a good-sized "L" shaped hall, white panel doors to the accommodation, opening to the kitchen and double glass doors opening into the lounge, radiator, coved and textured ceiling with spotlights, access to the loft, laminate flooring.

Lounge 19'10 max x 14'9 max (6.05m max x 4.50m max)



A good size elegant lounge with large double glazed sliding patio doors opening onto the Conservatory, high level double glazed window to the side, feature fireplace with cast iron surround, two radiators, coved to flat plastered ceiling with two ceiling roses. tv & power points

Conservatory 12'10 x 9'5 (3.91m x 2.87m)



Outstanding Conservatory overlooking the garden with french doors to the rear elevation, UPVC double glazed windows to the rear and side aspects and with Clear pitched roof, power pints

Kitchen 11'6x7'9 (3.51mx2.36m)



A recently installed, exquisitely designed kitchen featuring a carefully curated selection of units and drawers at the base level. The kitchen boasts an integral dishwasher, sleek work surfaces with a gas hob, an eye-level oven, a kitchen sink, and striking black gloss work tiles. Crystal-style handles complement the units at eye level, and there is a double-glazed door and window to the side, adding to the overall charm of the space.



Bedroom One 13'8x11'7 (4.17mx3.53m)



UPVC double glazed window to the rear, wardrobes to remain, radiator, coved and textured ceiling TV Point, Stunning bespoke fitted wardrobes with ample space



En-Suite

Double glazed window to the side. A three-piece modern suite comprising low-level w/c with push flush, vanity unit with inset wash hand basin and tiled shower cubicle with wall mounted shower, and screen, complementary tiling to the walls and floor with modern vertical radiator, shaver point

Bedroom Two 15'3x10'6 (4.65mx3.20m)



double glazed window to the front, coved and textured ceiling, dimmer switch TV Point and Phone Point

Bedroom Three 12'3 x10'2 (3.73m x3.10m)

A good size double third bedroom, Double glazed window bow to the front, radiator, coved and textured ceiling, dimmer switch TV Point and Phone Point

Bathroom 9'9x5'5 (2.97mx1.65m)



Light tunnel providing a further light double glazed window to the side, large fully tiled shower with screening, low-level push flush w/c to the side incorporating work surface over, wash hand basin to the side and vanity unit below, paneled bath with separate shower attachment s, modern vertical radiator, shaver point, flat plastered ceiling with downlighting, extractor. Complimentary large matching tiling to the floor and walls.



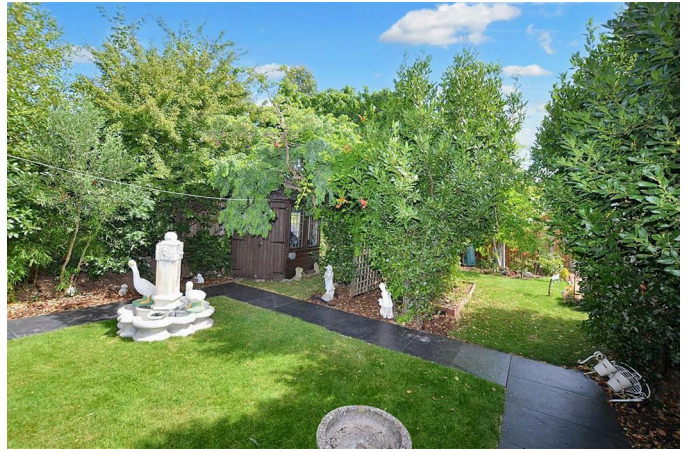
Front Garden

Resin drive to the front with parking, side access to the side door and gate connecting to the garden, access to the garage

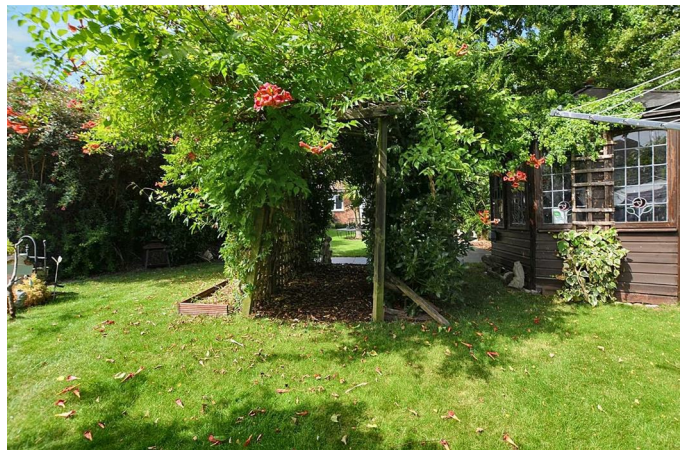
Garage 17' 6 in length (5.18m 1.83m in length)

Power Up and over door , operated by remote, power and light and rear door connecting to the garden.

Rear Garden



The rear garden is a secluded and spacious oasis, almost park-like in its beauty, spanning approximately 80ft and meticulously maintained by the owner. It is well-fenced and mainly laid to lawn, adorned with a variety of established shrubs and plants. Additionally, there is a shed with power and a summerhouse with light and power, while the external power and summerhouse are to remain. External power points to the summerhouse and further power points to the decking area at the rear complete this remarkable outdoor space.







TOTAL APPROX. FLOOR AREA 1296 SQ.FT. (120.4 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83 69
(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	

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