



19, Station Road



**RICHARD
POYNTZ**

19, Station Road Canvey Island SS8 7ND

£300,000



This attractive double-fronted bungalow is situated in a cul-de-sac and is conveniently located close to local shops, amenities, recreational playing fields and the seafront, all of which can be reached on foot. Originally constructed as a two-bedroom property, it now offers a large lounge/diner, a spacious double bedroom with fitted wardrobes, a modern kitchen and a three-piece family bathroom. The property also features a low-maintenance rear garden and a larger-than-average garage to the side. We highly recommend viewing this property.



Hall

The property is approached by a central UPVC entrance door leading to a good size entrance hall, radiator, textured ceiling, power points, access to loft via hatch, door to airing cupboard housing combination boiler which we are advised was installed in June 2023, doors leading to accommodation.

Lounge/Diner

24'6 x 11'5 (7.47m x 3.48m)
UPVC double glazed window to the rear elevation

and an attractive double glazed bay window to the front, 2 radiators, tv and power points, coved to ceiling, ample space for table and chairs as required

Kitchen

11'1 x 7'1 (3.38m x 2.16m)
UPVC double-glazed window to the rear and half matching UPVC double-glazed door, radiator, one and half stainless steel sink unit inset to a range of square edge worksurfaces, splashback, white gloss units at base and eye level, inset electric

hob with double oven to the side, plumbing and space for a dishwasher, space for fridge freezer, textured ceiling, power points,

Lean-To

8'7 x 8'2 (2.62m x 2.49m)

UPVC window to three aspects and door to side providing access, plumbing and allocated space for washing machine.

Bedroom

10'5 x 10'9 to face of fitted wardrobe (3.18m x 3.28m to face of fitted wardrobe)

UPVC double-glazed bay window to the front elevation, radiator, power points, range of fitted mirrored wardrobes to one wall (to remain)

Bathroom

Obscure double-glazed window to the rear, suite comprising low-level push flush wc, wash hand basin inset to vanity, panelled bath with fitted shower over, ceramic tiling to walls, radiator, extractor

Exterior

Rear Garden

The property has a low-maintenance garden with a paved patio and shingled area, an external tap, a side pathway and gate, personal door leading to garage.

Garage

20' x 7'5 (6.10m x 2.26m)

Power and light connected, up and over door leading to the front.

Front Garden

Mainly laid to shingle with brick retaining wall, concrete driveway providing access to the garage.



GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 578 sq.ft. (53.7 sq.m.) approx.
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