



20 Denham Road



**RICHARD
POYNTZ**

20 Denham Road Canvey Island SS8 9HB

OIEO £250,000



This two-bedroom bungalow is located near Jones's Corner, with a wide range of shops and within easy reach of the seafront plus bus routes. It is being offered for sale with NO ONWARD CHAIN.

The property features an entrance hall at the side, a spacious lounge to the front, and a second bedroom or dining room. The main bedroom is at the rear, with a bathroom at the side and a good-sized kitchen providing access to the garden. The property is equipped with electric heating. Shutters have been installed in all of the windows except for the bathroom. The garden at the rear of the property offers plenty of privacy and seclusion. If you want to view the property, please get in touch with our office to arrange an appointment.



HALL

Upvc double-glazed Entrance door into the hall with adjacent uPVC double-glazed window. Wall paper decor. Coving to ceiling. Access to loft. Night storage heater. White panelled doors connect the lounge, main bedroom, bathroom, and kitchen.

LOUNGE

13'4 x 11' (4.06m x 3.35m)

With double glazed window to the front elevation

with shutters fitted and to remain. Dado rail with wallpaper decor. Coving to ceiling. Night storage heater. Brick-built mock feature fireplace. There is a door with access to bedroom two or the dining room.

KITCHEN

12' x 7' (3.66m x 2.13m)

Double-glazed windows are at rear and side elevations, again with shutters. Obscure double-glazed door to the side connecting to the garden.

A larger-than-average kitchen with units and drawers at the base level, space for domestic appliances, including plumbing for washing machines. Built-in storage cupboard. Rolled edge working surfaces to three walls with inset stainless steel sink. Tiling to splash backs. Matching units at eye level. Coving to ceiling.

BEDROOM ONE

10' x 11' (3.05m x 3.35m)

Double glazed window to the rear with shutters. Night storage heater. Coving to ceiling.

BEDROOM TWO/DINING ROOM

7'1 x 12' (2.16m x 3.66m)

Double-glazed window with shutters to the front. Night storage heater. Wallpaper decor. Coving to ceiling. Two deep storage cupboards. Could be utilised as an additional bedroom, currently used as a dining room.

BATHROOM

A white three-piece suite comprising a pedestal wash hand basin, bath, low level close coupled with a push flush. Half tiled to the splashback areas, with the remainder being wallpaper decor. Double-glazed window to the side.

EXTERIOR

It occupies a larger-than-average plot with a low-level brick wall enclosing the front. There is access to the rear garden on both sides.

REAR GARDEN

It offers plenty of privacy and seclusion, as there are bungalows behind it. The boundaries are fenced. There is a patio area. The shed will remain.



GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 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.
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