



21.. *Essex Close*



RICHARD  
POYNTZ

## 21.. Essex Close Canvey Island SS8 0DE

£325,000



This modern and attractive two-bedroom detached bungalow is available with no onward chain. It is ideally located on a popular cul-de-sac, just a short walk from Canvey's seafront.

The property features a spacious lounge at the rear, a modern fitted kitchen equipped with a hob oven and extractor fan, and two well-proportioned bedrooms, with fitted wardrobes in the first bedroom. Completing the accommodation is a three-piece shower room.

Externally, the bungalow benefits from good-sized, southerly-facing rear gardens that include patio and lawn areas and a garage and private driveway to the side.



### Entrance hall

Property is approached via a central UPVC entrance door leading to the entrance hall with radiator, dado rail, coving to ceiling, door to airing cupboard housing hot water tank and shelving, and panelled doors leading to the accommodation.

### Lounge

16'6 x 9'9 (5.03m x 2.97m)

With UPVC double-glazed window and matching patio doors leading onto the rear garden, two radiators, TV and Powerpoints, textured and coved ceiling, and dado rail.

### Kitchen

11 x 10'8 (3.35m x 3.25m )

With UPVC double-glazed to the front, with part double-glazed door to the side providing access, with one and a half single drainer stainless sink unit inset, to a range of roller work units to three sizes with light finished units at base and eye level, radiator, four ring stainless steel gas hob with extractor over and oven to the side, plumbing and space for a washing machine, space for a fridge freezer, wall-mounted boiler, complementary ceramic tiling to the walls, textured and coved ceiling.

**Bedroom One**

13'4 x 9'9 (4.06m x 2.97m )

It has an UPVC double-glazed window to the rear elevation, radiator, powerpoints, a range of fitted wardrobes to two walls with top boxes, and a textured to coved ceiling.

**Bedroom Two**

9'8 x 9'3 (2.95m x 2.82m )

UPVC double-glazed window to the front elevation, with textured and coved ceiling, radiator and powerpoints.

**Shower Room**

Modern shower room with obscure double-glazed window to the front, with a contemporary suite comprising of wash and basin inset to vanity unit below, with work surface extending and incorporating the low-level push flush WC, fully tiled shower with screening, radiator, complimentary ceramic tiling to the walls and floor, coving to textured ceiling with extractor.

**Rear Garden**

The rear of the property extends to an attractive paved patio and lawned good-sized garden with established shrubbery borders and fencing to boundaries, a side gate providing access to the front, and external lighting.

**Garage**

Power and light connected up and over the door leading to driveway.

**Front Garden**

Being mainly laid to shingle, with external lighting.





TOTAL APPROX. FLOOR AREA 723 SQ.FT. (67.2 SQ.M.)

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