



40 St. Annes Road



**RICHARD
POYNTZ**

40 St. Annes Road Canvey Island SS8 7LS

£349,950



Spacious Three-Bedroom Bungalow in Sought-After Location

Situated in a popular turning just off the High Street, this generously proportioned three-bedroom bungalow stands proudly across its plot, offering ample living space. While refurbishment and redecoration are required, the property presents an excellent opportunity to create a stunning home.

Accommodation comprises a spacious entrance hall leading to three well-sized bedrooms, a good-sized kitchen, a large lounge, and an additional reception room. There are further rooms located off the garage, adding to the versatility of the layout.

Keys are held for accompanied viewings—contact our office on 01268 699599 to arrange a visit.



Porch

Double-glazed entrance door into porch with adjacent lead lite window, further UPVC double glazed door connecting into the inner hall.

Inner Hall

Doors off to the bedrooms, shower room, lounge and kitchen, a good sized hall with a radiator, textured walls, access to loft, two storage cupboards plus panelling, glass door which opens into the lounge.

Lounge

14' x 12' (4.27m x 3.66m)

Double-glazed UPVC window to the front elevation with

two radiators, coving to textured ceiling, opening through to the kitchen.

Kitchen

15'6 x 10' (4.72m x 3.05m)

Double glazed window to the rear elevation, double glass doors which open onto an additional reception room, white coloured wood style units and drawers at base level with worksurfaces over, inset ceramic hob (not tested), tiling to splash backs, matching units at eye level, radiator, obscure glass door which sides onto the garage/additional store room.



Second Reception Room

14' maximum x 11' (4.27m maximum x 3.35m)

Double glazed windows to two aspects, radiator, coved textured ceiling, wood style panelling to the walls, from here access to a study and further access taking you into the garage.

Study

13' x 5' (3.96m x 1.52m)

Located off of the second reception room, obscure double glazed window to the rear, storage cupboard, step into an additional room.

Room behind Garage

6' x 6' (1.83m x 1.83m)

From here, access to the garage.

Bedroom One

14'1 x 11' (4.29m x 3.35m)

Double glazed to the front, radiator, wallpaper decor, textured ceiling.

Bedroom Two

11' x 11' (3.35m x 3.35m)

Double glazed to rear, radiator, coving to ceiling.

Bedroom Three

7' x 8'1 (2.13m x 2.46m)

Double glazed to front, radiator, wallpaper decor, storage cupboard

Shower Room

Two double glazed windows to the rear elevation, tiling to the walls and floor, walk in shower cubicle with glass screening and wall mounted shower (not tested), vanity unit with inset wash hand basin, low level wc, and chrome towel rail.

Exterior**Garage**

15' x 7' (4.57m x 2.13m)

Front Garden

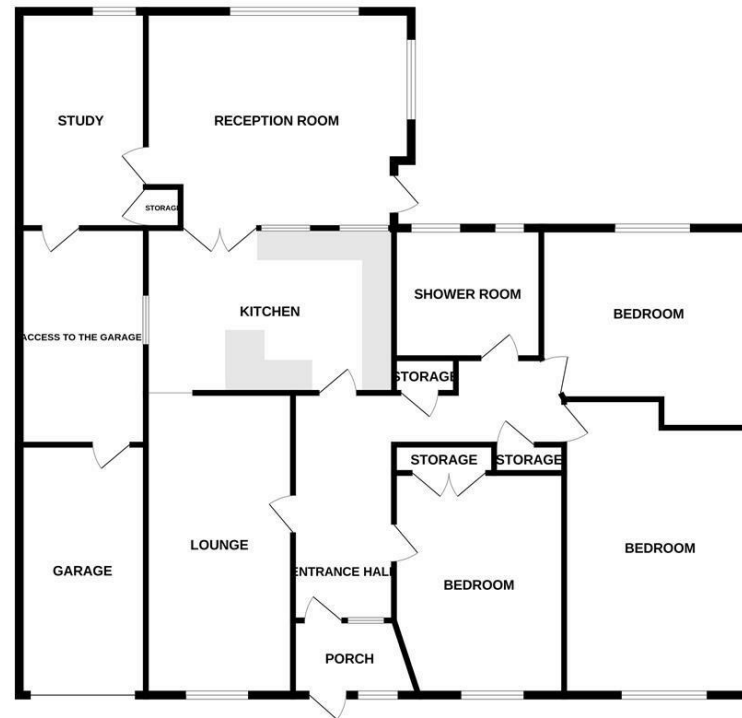
Off street parking to the front with garage.

Rear Garden

Fenced to the boundaries, mainly laid to lawn, shed (in need of some attention).



GROUND FLOOR



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