



*25 Harvest Road*



**RICHARD  
POYNTZ**



# 25 Harvest Road Canvey Island SS8 9PD

£325,000



Nestled on Harvest Road in the charming locale of Canvey Island, this semi-detached house presents an excellent opportunity for families or those seeking a spacious home. The property boasts three generously sized bedrooms, ensuring ample space for relaxation and rest. The well-proportioned lounge is a highlight, offering enough room to accommodate both a comfortable seating area and a dining table, making it perfect for entertaining guests or enjoying family meals.

The fitted kitchen is practical and functional, catering to all your culinary needs. Additionally, the ground floor cloakroom, complete with a W/C and hand basin, adds convenience for residents and visitors alike. The modern bathroom on the first floor is designed with comfort in mind, providing a serene space to unwind.

Outside, the property features a delightful south-facing garden, ideal for enjoying sunny days and outdoor activities. The additional parking and garage at the rear enhance the practicality of this home, while the large block-paved driveway at the front offers further convenience for multiple vehicles.

With gas-fired central heating and double-glazed windows and doors throughout, this home ensures warmth and energy efficiency. Its prime location close to the town centre means that essential amenities, shops, and services are just a short distance away, making daily life both easy and enjoyable.

In summary, this semi-detached house on Harvest Road is a wonderful blend of space, comfort, and convenience, making it an ideal choice for those looking to settle in Canvey Island.



## Hallway

UPVC entrance door to front elevation with obscure double glazed insets giving access to the hallway, coved textured ceiling, further obscured double glazed window to the front next to entrance door, radiator, stairs to first floor accommodation with store cupboard under, doors off to the ground floor accommodation, wood laminate flooring.

## Cloakroom

Coved textured ceiling, obscured double glazed window to the front, radiator, wall mounted sink with chrome mixer taps and tiling to splashback, push flush wc, vinyl floor covering.

## Lounge/Diner

17'5 x 11'1 (5.31m x 3.38m)

Excellent sized lounge/diner located at the rear of the property and has coved textured ceiling plus ceiling rose, large double glazed

sliding patio doors giving access to the garden, feature fireplace, dado rail, radiator and carpet.

## Kitchen

13'4 x 10'4 maximum measurement (4.06m x 3.15m maximum measurement)

A good sized kitchen which has a coved textured ceiling, double glazed window to the front elevation plus obscured double glazed door to the side and with a further obscure double glazed window next to the door, radiator, two built in store cupboards, units at base and eye level with matching drawers and all with chrome handles, rolled top worksurfaces over and incorporating one and a quarter sink and drainer with chrome mixer taps, four ring gas hob with pull out extractor over, separate waist height oven, plumbing for washing machine, tiling to splash back areas, some wallpaper decoration, part carpeted and part vinyl floor covering.



### First Floor Landing

Coved textured ceiling, loft hatch, dado rail, doors off to the accommodation, airing cupboard and carpet.

### Bedroom One

11'1" x 11'7" to wardrobes (3.38m x 3.53m to wardrobes)

Excellent sized double bedroom which has a coved textured ceiling, UPVC double glazed window to the front elevation, radiator, built in wardrobes across the width of one wall and carpet.

### Bedroom Two

11' x 11' maximum measurements (3.35m x 3.35m maximum measurements)

Another good sized double bedroom which has a coved textured ceiling, UPVC double glazed window to the rear elevation, radiator, fitted wardrobes with drawers and carpet.

### Bedroom Three

8'1" x 7'10" (2.46m x 2.39m)

Again, a very well proportioned bedroom that has a coved textured ceiling, double glazed window to the rear elevation, radiator and carpet.

### Bathroom

Coved textured ceiling, obscured double glazed window to the front elevation, attractive tiling to the walls, chrome heated towel rail, modern three piece white bathroom suite comprising of a panelled bath with chrome taps and shower over the bath with glass shower screen, pedestal wash hand basin with chrome mixer taps, push flush wc, vinyl floor covering.

### Exterior

#### Rear Garden

Larger than average Southerly facing rear garden that commences with a raised paved patio area, steps down to the lawn which leads to a hardstanding area that provides additional off street parking, door giving access to the garage, bedded area for plants and fenced to boundaries, double opening gates giving vehicle access plus a single gate to the rear

#### Front Garden

A good-sized block paved driveway provides off-street parking with a step up to the entrance door, wall, and fenced to boundaries.

### Garage

Located to the rear of the property and accessed via Short Road, has up and over door, power and light connected, door to the rear giving access to the garden.





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