



40b Urmond Road



**RICHARD
POYNTZ**

40b Urmond Road Canvey Island Essex SS8 9AE

Guide Price £274,000

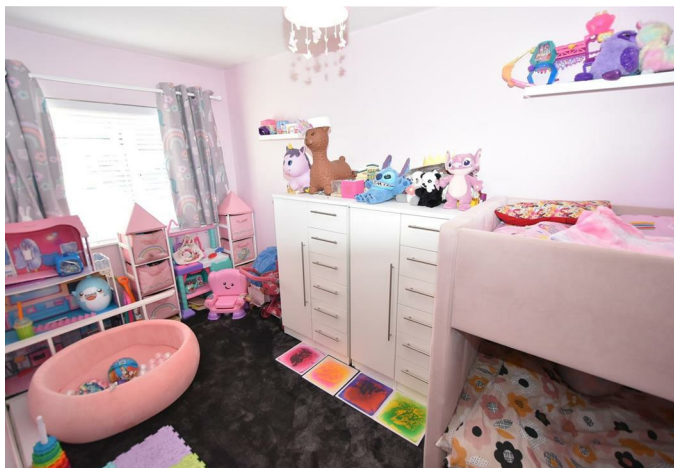
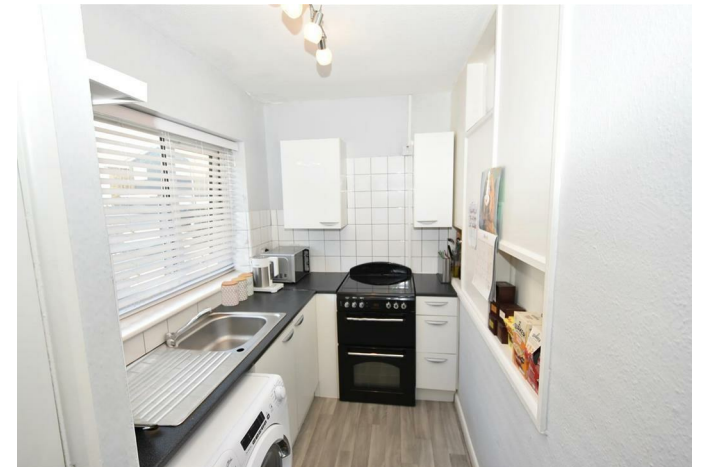


Guide Price £274,000 to £280,000 Charming Two-Bedroom Detached Bungalow with EV Charging Point

Situated within easy reach of Canvey Island's bustling town centre, this beautifully presented two-bedroom detached bungalow offers both comfort and convenience. With off-street parking to the front, a dedicated electric vehicle charging point, double-glazed windows, and gas-fired central heating, this home is designed for modern living.

Upon entering through the side entrance, you are welcomed into a bright and airy entrance hall, leading to an inner hallway that connects the main living areas. The front of the property features two generously sized bedrooms, offering ample space and natural light. Towards the rear, a modern fitted kitchen provides a stylish and functional space for cooking and dining. The lounge, a warm and inviting area, seamlessly flows into a double-glazed conservatory, creating an ideal setting for relaxation while overlooking the rear garden. Completing the accommodation is a contemporary fitted bathroom, designed with modern finishes for added comfort.

This delightful bungalow is an excellent opportunity for those seeking a well-located and well-maintained home with added convenience for electric vehicle owners. To arrange a viewing, please contact our office today.



Hallway

Double-glazed entrance door into the hall, storage cupboard, doors off to the accommodation, opening through to an inner hall.

Inner Hall

Radiator, doors to the two bedrooms which are positioned at the front.

Lounge

10'4 x 9'11 (3.15m x 3.02m)

Double-glazed French doors open onto a double-glazed conservatory with adjacent double-glazed windows to either side, textured ceiling, and access to the loft.

Conservatory

12'2 x 6'2 (3.71m x 1.88m)

Double-glazed French doors open onto the

garden, obscure roof, and double-glazed windows to the side and rear elevations.

Kitchen

10'3 x 5'4 (3.12m x 1.63m)

Double glazed window to side, radiator, modern units and drawers at base level with space for domestic appliances including plumbing facilities for washing machine, storage cupboard, rolled edge work surfaces with inset stainless steel sink, tiling to splashbacks, and some units at eye level.



Bedroom One

10'2 x 9' (3.10m x 2.74m)

Double-glazed window to the front.

Bedroom Two

16'1 x 7'2 (4.90m x 2.18m)

Double glazed window to the front, radiator.

Bathroom

Stylish fitted bathroom with white bath, vanity unit with inset sink plus chrome mixer taps, low-level wc with push flush and work surface, tiling to the walls and floors in ceramics.



Exterior

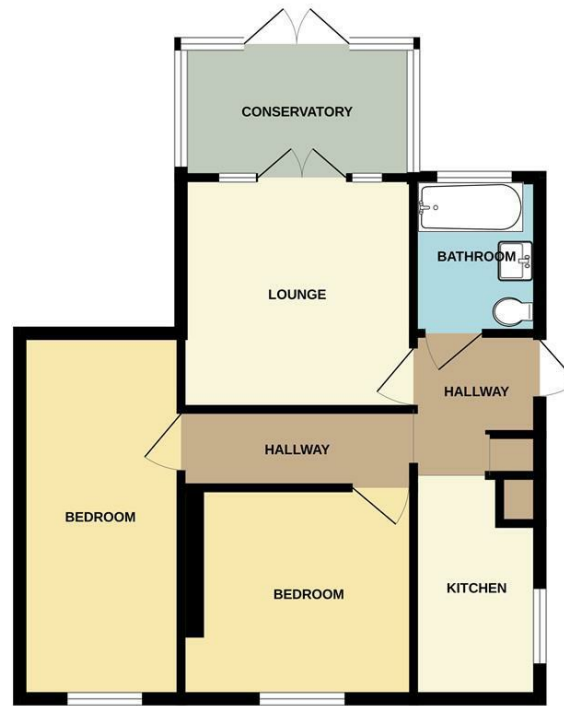
Front Garden

Off street parking to the front, access to front door.

Rear Garden

Fenced to the boundaries, facing onto other bungalows so providing plenty of privacy and seclusion, lawned areas with raised artificial lawned areas, patio.

GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 535 sq.ft. (49.7 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 misstatement. 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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