



RICHARD  
POYNTZ  
FOR SALE

*29 Station Road*



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POYNTZ



# 29 Station Road Canvey Island Essex SS8 7NE

£260,000



Nestled on Station Road in the charming locale of Canvey Island, this link detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient living space. With one / two bedroom, this property is ideal for individuals or couples looking for a manageable home.

The bungalow features a traditional fitted kitchen, perfect for those who enjoy cooking and entertaining. The large bathroom adds to the practicality of the space, ensuring that daily routines are both comfortable and efficient. Although the back boiler heating is currently not operational, the property does provide hot water, offering some immediate convenience.

One of the standout features of this bungalow is the parking availability, which is a significant advantage in this area. Additionally, the property is located in close proximity to the picturesque Canvey seafront, allowing residents to enjoy leisurely walks and the beauty of coastal living.

The property is offered with no onward chain, making it an attractive option for those looking to move in without delay. The lean-to adds extra versatility to the space, providing potential for storage or additional use.

In summary, this one / two bedroom link detached bungalow on Station Road is a delightful find for anyone seeking a quaint home near the seafront, with the added benefits of parking and no onward chain. It presents a wonderful opportunity to create a comfortable living environment in a desirable location.



## Porch

Half UPVC double glazed entrance door to the front giving access to the porch which has panelling to the ceiling, UPVC double glazed window to three aspects, further obscured double glazed UPVC door to hallway.

## Hallway

Textured ceiling, dado rail, radiator, doors off to the accommodation, store cupboard that houses the hot water cylinder.

## Lounge

11'5 x 10'5 (3.48m x 3.18m )  
Good sized lounge with textured ceiling, UPVC double

glazed window to the front elevation, radiator. there is a fire, which we understand is a back boiler and is not currently in working order, but there is still hot water, shelving on either side, carpet, and tiles to the floor.

## Kitchen

11'5 x 5'10 (3.48m x 1.78m)  
Textured ceiling, part glazed door to the rear elevation which gives access to the Lean to plus a glazed window to the rear, radiator, traditional units at base and eye level with matching drawers and handles, rolled top worksurfaces over and incorporating a stainless steel sink and drainer with mixer taps, space for cooker,





recess area ideal for upright fridge freezer, tiling to splashback areas and vinyl floor covering.

### **Lean To**

9'8 x 5'10 (2.95m x 1.78m)

Pespex sloping roof with glazed windows to three aspects and half glazed door to the side giving access to the garden, plumbing for washing machine.

### **Bedroom One**

16'1 x 7'6 (4.90m x 2.29m )

Textured ceiling, UPVC double glazed window to the front elevation and to the rear and to the side, radiator, carpet tiles to floor.

### **Bedroom Two**

10'9 x 9'1 (3.28m x 2.77m)

A good-sized bedroom which could also be utilised as another reception room, textured ceiling with loft hatch, UPVC double-glazed window to the front elevation, radiator, built-in cupboard with railing shelving, door to bedroom two with step down.

### **Bathroom**

9'1 x 5'5 (2.77m x 1.65m)

Excellent sized bathroom which has a textured ceiling, obscure glazed window to the rear, radiator, tiling to the walls, vinyl floor covering, three piece white suite comprising of a lever handled wc, pedestal wash hand with chrome taps and a panelled bath with chrome taps.

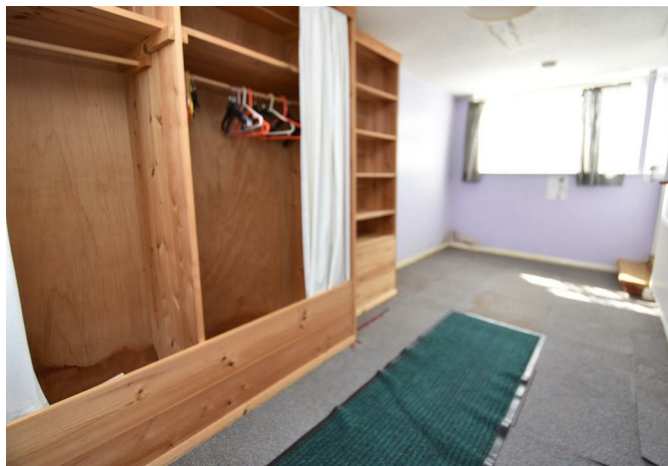
### **Exterior**

#### **Rear Garden**

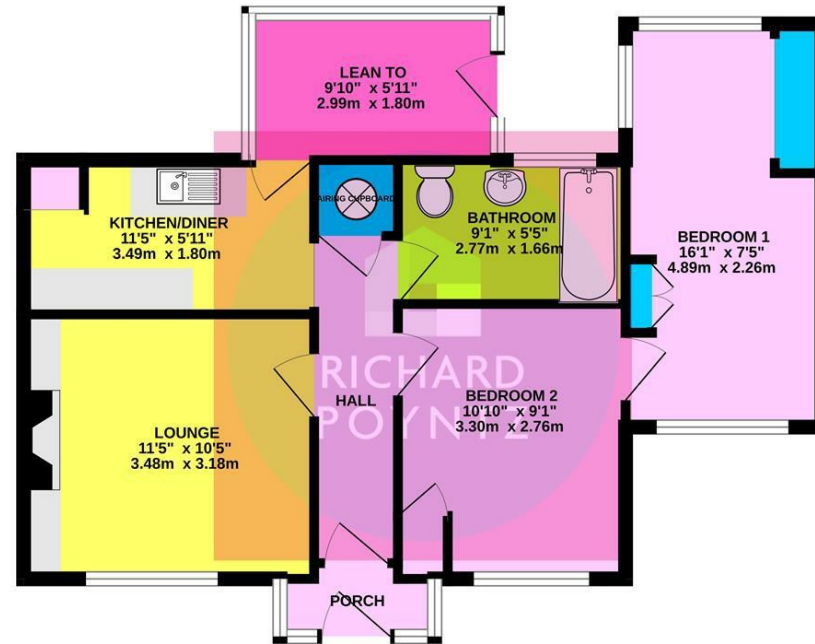
Low maintenance rear garden with one shed to remain, hardstanding pathway around the property, bedded area for plants and shrubs etc, decorative stones and paved area, fenced to boundaries, gate to side giving access to the front of the property, outside tap.

#### **Front Garden**

Has a hardstanding driveway, the remainder has paving and steps up to the entrance door, some hedging and fencing to boundaries, double opening gates giving access to the driveway.



GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq.ft. (55.3 sq.m.) approx.

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