



*1 Beechcroft Road*



**RICHARD  
POYNTZ**



1 Beechcroft Road  
Canvey Island  
SS8 0HD

£300,000



Two-Bedroom Detached Bungalow – Quiet Cul-de-Sac Location – No Onward Chain

Situated in a peaceful cul-de-sac close to Long Road and Thorney Bay Road, this two-bedroom detached bungalow offers good-sized accommodation and is available with no onward chain.

The property features a spacious front-facing lounge, which provides plenty of natural light and a comfortable living space. The kitchen is fitted with modern white gloss units and offers a practical layout for everyday use. There's also a UPVC double-glazed conservatory at the rear, providing an additional sitting area overlooking the garden.

The rear garden is well maintained, with a lawn and patio area, ideal for low-maintenance outdoor space. The bungalow also benefits from a garage and off-street parking



**Porch**  
Door into the Lounge

**Lounge**  
16'4ft x 12'2 (4.98mft x 3.71m)  
A generously sized and well-proportioned lounge featuring a large front-facing bay window that allows for an abundance of natural light. Decorated in neutral tones with a textured ceiling and decorative ceiling rose, the room also includes twin wall-mounted light fittings, a central heating radiator, and a wide opening leading through to the kitchen.

**Kitchen**  
12'3 x 9'3 (3.73m x 2.82m)  
A well-presented galley-style kitchen fitted with a range of white panelled units, complemented by contrasting work surfaces and soft blue tiled splashbacks. The kitchen offers ample storage and preparation space and is equipped with an integrated electric hob



and double oven, as well as space for further appliances. Included in the sale are several white goods, such as the freestanding fridge/freezer, washing machine, and dishwasher, making this a practical and move-in-ready space. A rear door provides direct access to the outside, while a large window allows in plenty of natural light.

**Bedroom One**  
12'3 x 8'6 (3.73m x 2.59m)  
This well-proportioned bedroom features a stylish grey brick-effect wallpapered feature wall, perfectly complementing the fresh grey carpet flooring. The room benefits from a generous amount of built-in storage, including over-bed cupboards, twin bedside drawer units with shelving, and matching wardrobes with mirrored panels that help enhance the feeling of space and light. A large double-glazed window allows in plenty of natural light and provides pleasant views of the rear garden. The room is finished with a ceiling fan light fixture and a radiator beneath the window for comfort. Decorated in neutral tones with a subtle blue hue to the walls, this bedroom offers both practicality and potential for personalisation.



### Bedroom Two

9'3 x 8'3 (2.82m x 2.51m)

A bright and versatile second bedroom, currently arranged with direct access to the conservatory through glazed double doors—ideal for use as a guest room, home office, or even a cosy second sitting room. The space is neutrally decorated with a feature pastel geometric wallpaper and benefits from a radiator and fitted carpet. The connection to the conservatory allows for an abundance of natural light and offers a lovely outlook onto the garden area beyond.

### Conservatory

10'1 x 8'4 (3.07m x 2.54m)

A bright and inviting conservatory offering a versatile additional living space, ideal for use as a dining area, garden room, or quiet retreat. Constructed with uPVC double glazing under a pitched polycarbonate roof, the room benefits from excellent natural light throughout the day. Double doors provide direct access to the rear garden, creating a seamless indoor-outdoor flow, while a fitted ceiling fan helps maintain comfort during warmer months. With full central heating via a wall-mounted radiator, this space can be enjoyed all year round.

### Bathroom

A fully tiled three-piece bathroom suite comprising a panel-enclosed bath with mixer tap and wall-mounted grab rail, a modern vanity unit with inset wash hand basin and storage beneath, and a close-coupled WC. The room features wood-effect flooring and a frosted double-glazed window providing natural light and ventilation. Finished with a combination of soft green and neutral tiling with decorative border detailing, the space is both functional and neatly presented.

### Rear Garden

The rear garden is well-maintained and offers a pleasant, low-maintenance outdoor space. It features a neatly kept lawn with circular stepping stones leading to a timber shed at the rear boundary, ideal for storage. Bordering the garden are a variety of established shrubs and plants, with decorative slate chippings providing a clean, modern finish to the flowerbeds. There's also a paved patio area directly adjacent to the conservatory, ideal for outdoor seating or entertaining. A retractable awning is positioned above the patio, offering shade when needed. The garden is fully enclosed with fencing, providing privacy and a secure environment.

### Front Garden

The property boasts an attractive and well-maintained frontage, set behind a low brick wall with a charming wooden gate providing pedestrian access. A paved driveway offers convenient off-street parking and leads to a single attached garage with an up-and-over door. The property's brick façade is complemented by a welcoming white entrance door set beneath a pitched porch with lantern-style lighting. Neat shrubbery adds a touch of greenery to the front garden, while a side gate allows access to the rear. A modern yet traditional aesthetic with excellent kerb appeal

### Garage

With up and over door



GROUND FLOOR  
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 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 mis-statement. 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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**Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: [rp@richardpoyntz.com](mailto:rp@richardpoyntz.com)**  
**Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA**

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45  
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