



*8- Ashleigh Close*



**RICHARD  
POYNTZ**



## 8- Ashleigh Close Canvey Island SS8 9NU

£340,000



An excellent opportunity to purchase this well-presented two-bedroom detached bungalow, tucked away in a quiet cul-de-sac in the ever-popular Castle View development – offered with no onward chain.

The property boasts a distinctive Dutch-style façade and is ideally located for easy access to Benfleet Station, the A13/A130 road links, and Castle Point Golf Club.

Inside, you'll find a bright lounge with a feature fireplace, a modern fitted kitchen, two generous bedrooms, a stylish bathroom with a jacuzzi-style bath, and a spacious conservatory overlooking the low-maintenance rear garden.

Further benefits include ample off-street parking, a garage with roller door, and a private rear garden – perfect for relaxing or entertaining



### Hall

Good Size

### Lounge

14'9 x 13 (4.50m x 3.96m)

The spacious lounge features a bold feature wall, a central fireplace with marble surround, and a large bay window that floods the room with natural light. A cosy yet bright space, ideal for relaxing or entertaining.

### Kitchen

16'6 x 7'7 (5.03m x 2.31m)

The kitchen is fitted with a range of cream shaker-style units, contrasting worktops, and a tiled splashback. Integrated appliances include a double oven, hob, and extractor, with ample storage and workspace throughout—ideal for everyday cooking and entertaining alike

### Conservatory

12 x 8'9 (3.66m x 2.67m)

The bright and spacious conservatory features a





stylish tiled floor, dual radiators for year-round comfort, and French doors with attractive leaded glass detailing opening onto the garden—ideal as a dining area, relaxation space, or additional reception room.

### **Bedroom One**

13'7 x 10'6 (4.14m x 3.20m)

Double Glazed window and radiator

### **Bedroom Two**

13 x 6'8 (3.96m x 2.03m )

Double Glazed window and radiator

### **Bathroom**

The modern bathroom is fully tiled and fitted with a stylish white suite, including a double vanity unit with ample storage, a WC, and a luxurious corner jacuzzi bath with jets. Additional features include a chrome heated towel rail, mirrored cabinets, and built-in storage cupboards, offering both functionality and comfort

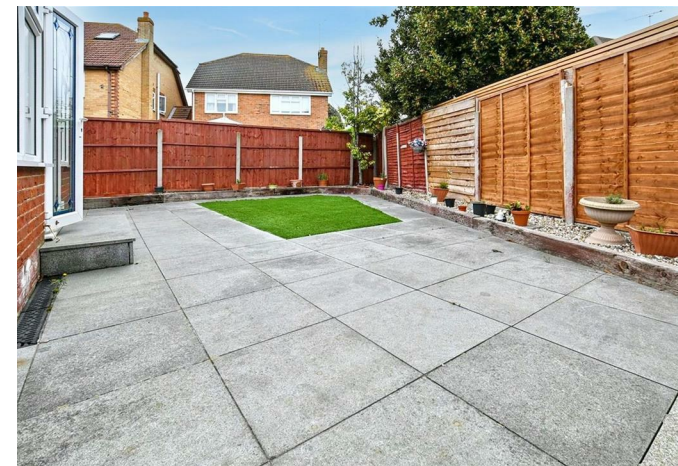
### **Garden**

This low-maintenance rear garden features a neat artificial lawn, surrounding patio ideal for outdoor seating, and a handy timber shed. Enclosed by fencing for privacy, it also includes side access and a stylish conservatory opening out to the garden

### **Garage**

### **Front**

The property boasts a distinctive Dutch-gabled façade with a charming bay window and a block-paved driveway offering ample off-street parking. There's also an integral garage with a red roller door and side access to the rear garden. Set in a quiet cul-de-sac, ideal for peaceful living



GROUND FLOOR  
980 sq.ft. (91.1 sq.m.) approx.



TOTAL FLOOR AREA: 980 sq.ft. (91.1 sq.m.) approx.  
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