



*97 Maurice Road*



**RICHARD  
POYNTZ**



# 97 Maurice Road Canvey Island SS8 7HT

£425,000



Nestled on Maurice Road in the charming Canvey Island, this modern and spacious detached bungalow offers a delightful living experience. With three well-proportioned bedrooms, including a master suite complete with an en suite shower room, this property is perfect for families or those seeking a comfortable retreat.

As you enter, you are greeted by a generous hallway that leads to an excellent size lounge, ideal for relaxation and entertaining. There is a separate dining room, which can also serve as a second lounge, providing versatility to suit your lifestyle. The fitted kitchen is equipped with an oven, hob, and extractor, dishwasher and fridge, making it a practical space for culinary enthusiasts. Additionally, a utility room adds convenience to daily chores.

The bungalow boasts a modern wet room, ensuring that all your needs are met in style. Natural light floods the conservatory, creating a serene space to enjoy the views of the low-maintenance rear garden, perfect for outdoor gatherings or quiet moments with decking and artificial lawn.

Parking is a breeze with a driveway that leads to a garage featuring an electric roller shutter door, providing both security and ease of access. The property benefits from UPVC double glazing and gas-fired central heating, ensuring comfort throughout the year.

Located conveniently close to Canvey Island seafront, this home is within easy reach of local amenities, including Lubbins Infant and Junior School, shops, and bus routes. With NO ONWARD CHAIN, this bungalow is ready for you to move in and make it your own. Don't miss the opportunity to view this exceptional property.



## Hallway

Composite entrance door to front with obscure double glazed insets giving access to a spacious 'T' shaped hallway which has a coved textured ceiling, loft, radiator, dado rail with attractive wallpaper under, door to airing cupboard housing hot water cylinder, doors off to some of the accommodation, vinyl wood effect floor covering.

## Lounge

14'10 x 11'8 (4.52m x 3.56m)

Excellent-sized lounge located to the front of the property, coved textured ceiling, ceiling rose, large UPVC double bay window to the front elevation, dado rail, radiator, feature fire surround with marble backing and hearth, carpet.

## Kitchen

11'4 x 9'1 (3.45m x 2.77m)

Coved textured ceiling, modern white units at base and eye level with matching drawers all with chrome handles, rolled top worksurfaces over incorporating a one and a quarter ceramic sink and drainer with chrome mixer tap, four ring hob with extractor over, separate waist height oven, tiling to splashback areas, built in fridge and dishwasher, vinyl floor covering, opening to the dining room/second lounge.

## Dining Room

13'9 x 10'10 (4.19m x 3.30m)

An excellent addition to the property with a flat plastered ceiling, two UPVC double glazed windows to the rear, radiator, dado rail, UPVC double glazed French style doors giving access to the conservatory.

## Conservatory

17'2 x 9 (5.23m x 2.74m)

An excellent-sized room which has a pitched perspex roof, UPVC double glazed windows to two aspects, plus UPVC French style doors giving access to the garden, a further half UPVC door giving access to the utility room, radiator and electric heater, vinyl effect wood flooring

## Utility Room

7'9 x 5'4 (2.36m x 1.63m)

Textured ceiling, UPVC double glazed window to the rear elevation, part tiling to some walls, base and eye level units with rolled top worksurfaces over incorporating stainless steel sink and drainer with chrome taps, vinyl wood effect flooring, and door to garage.



**Bedroom One**

12'4 x 9'9 (3.76m x 2.97m)

Good-sized double bedroom with a coved textured ceiling, UPVC double glazed window to the rear elevation, radiator, range of wardrobes with top boxes, bedside tables and chest of drawers, carpet, door to en-suite shower room.

**En-Suite Shower Room**

Coved textured ceiling, obscured UPVC double glazed window to the side elevation, chrome heated towel rail, attractive part tiling to the walls, vinyl wood effect flooring, modern three piece white suite comprising of a push flush wc, pedestal wash hand basin with chrome taps, shower enclosure with glass folding door, wall mounted chrome shower.

**Bedroom Two**

9'4 x 9'1 (2.84m x 2.77m)

A good-sized bedroom with a coved textured ceiling, UPVC double glazed window to the rear elevation, radiator, fitted wardrobes and top boxes with drawers, carpet.

**Bedroom Three**

9'9 to wardrobes x 7'7 (2.97m to wardrobes x 2.31m )

Again a further good sized bedroom with a coved textured ceiling, UPVC double glazed window to the front elevation, mirrored sliding wardrobes to one wall, radiator, carpet.

**Wet Room**

Modern room with a coved textured ceiling, obscured UPVC double glazed window to the side elevation, attractive part tiling to walls and the floor with drainage, push flush wc, pedestal wash hand basin with chrom mixer taps, glass shower screen and wall mounted shower, chrome heated towel rail.

**Exterior****Rear Garden**

Commencing with a raised deck area with artificial lawn, paving, slate chippings to bedded areas, and decorative stones to another area, fencing to boundaries, a gate to the side giving access to the front of the property, and a further gate giving external access from the property perimeter, outside tap and lighting.

**Front Garden**

Has a hardstanding driveway providing off-street parking which leads to the garage, paved pathway, and artificial lawn, brick wall with wrought iron railings, and fenced to the boundaries.

**Garage**

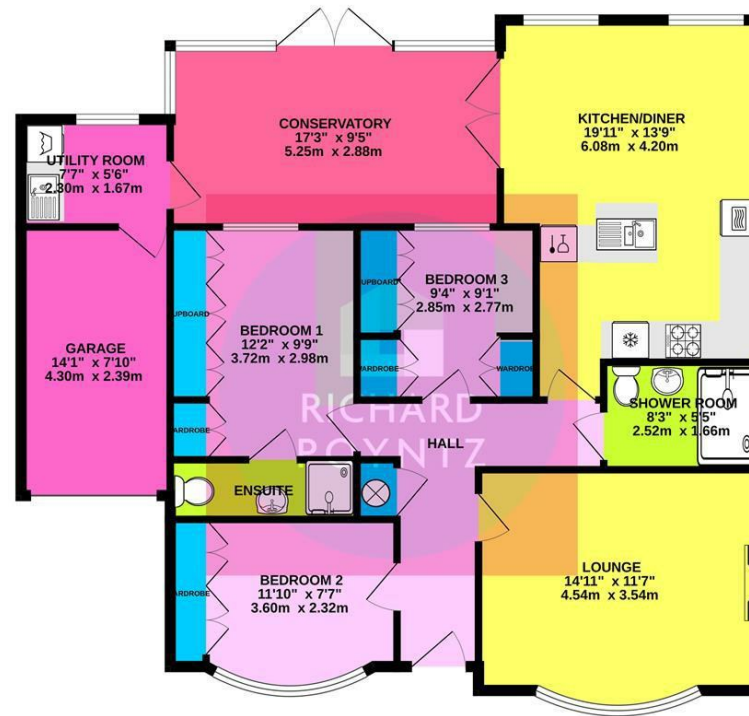
has an electric roller shutter door, power and light connected, door giving access to the utility room.

**Agents Note**

We understand the loft is partly boarded, and the boiler is located in the loft; there is also a loft ladder.



GROUND FLOOR  
1218 sq.ft. (113.1 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.1 sq.m.) approx.  
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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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