



6, Hannett Road

 RICHARD
POYNTZ

6, Hannett Road Canvey Island SS8 8LR

£255,000



Nestled in the sought-after Smallgains area of Canvey Island, this delightful larger-than-average two-bedroom detached bungalow on Hannett Road presents an excellent opportunity for those seeking a comfortable and convenient home. With no onward chain, this property is ready for you to move in and make it your own.

As you approach the bungalow, you will appreciate the off-street parking provided by the block-paved driveway, ensuring ease of access. The property boasts double-glazed windows throughout, enhancing energy efficiency and providing a peaceful living environment.

Upon entering, you are welcomed into a spacious lounge that offers a bright and inviting space for relaxation and entertainment. The two well-proportioned bedrooms provide ample room for rest, making this home ideal for couples, small families, or those looking to downsize.

The larger-than-average kitchen is a standout feature, located at the rear of the property. It connects seamlessly to a useful lean-to, which can serve as a versatile space for additional storage or a delightful sunroom. Completing the accommodation is a modern shower room, designed for both style and functionality.

This bungalow is a rare find in a desirable location, combining comfort with practicality. To arrange a viewing and explore the potential of this charming property, please do not hesitate to contact our office at 01268 699599. Your new home awaits!



Porch

Double-glazed entrance door leading into the entrance porch, with white panel doors providing access to the lounge and second bedroom.

Lounge

15'8 x 12'6 (4.78m x 3.81m)

Bright and spacious with a double-glazed bay window to the front and an eye-level double-glazed window to the side. Features a coved and textured ceiling, radiator, and white panel door leading to the inner lobby.

Inner Lobby

Provides access to the bathroom, kitchen, and master bedroom.

Kitchen

10'11 x 8'1 (3.33m x 2.46m)

Situated at the rear of the property, the modern fitted kitchen includes a double-glazed side window and a glazed door opening into the lean-to.

Fitted with a range of light wood-style base units with rolled edge worktops, inset stainless steel sink, tiled splashbacks, and space for appliances

including plumbing for a washing machine. recently installed wall-mounted gas-fired boiler. Integrated four-ring gas hob with electric oven and overhead extractor fan. Coved and textured ceiling.

Lean To

6'6 x 4'11 (1.98m x 1.50m)

Includes two double-glazed windows to the rear, one to the side, and a double-glazed door providing access to the garden. Features an obscure pitched roof and a radiator.



Bedroom One

11'3 x 8'11 (3.43m x 2.72m)

Located at the rear with a double-glazed window, coved and textured ceiling, loft access, radiator, partial wallpaper decor, and built-in wardrobes along part of one wall.

Bedroom Two

16'5 x 7'3 (5.00m x 2.21m)

A spacious second bedroom with a double-glazed window to the front, radiator, and coved and textured ceiling.

Shower Room

Modern three-piece suite comprising a low-level WC, pedestal wash hand basin, and a glass shower enclosure with large shower tray and wall-mounted shower. Fully tiled splashbacks, chrome towel rail, and radiator.

Rear Garden

Patio area directly behind the property, with the rest of the garden mainly laid to lawn. Fenced boundaries ensure privacy and shed to remain.

Front Garden

Generous block-paved driveway offering ample off-street parking. Gated side access leads to the rear garden.

Ground Floor

Approx. 57.0 sq. metres (613.1 sq. feet)



Misrepresentation Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc.. and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts



Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: 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
Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.
Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

