



30a Metz Avenue



**RICHARD
POYNTZ**

**30a Metz Avenue
Canvey Island
Essex
SS8 9AX**

£320,000

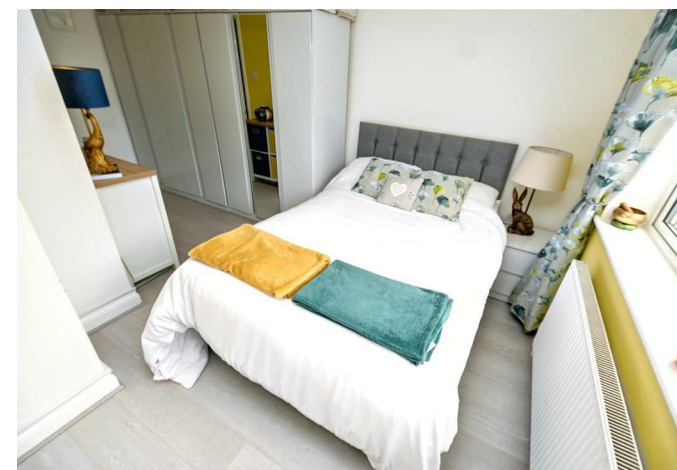


Situated in a popular spot within walking distance of the town centre and Jones's Corner, this very deceptively spacious and well-kept three-bedroom bungalow offers flexible living and real charm.

There's off-street parking to the front, double glazing, and gas central heating throughout. Inside, a bright front lounge leads to a spacious inner hallway, connecting a modern fitted kitchen (larger than most!) and a smart bathroom.

To the rear, you'll find three generous double bedrooms – or two plus a dining room or study, depending on your needs. A useful utility room adds practical appeal, while the low-maintenance rear garden provides a lovely outdoor space without the hard work.

Homes of this size and flexibility rarely stay around long – call 01268 699599 to view today



Porch

UPVC double-glazed entrance door leading into a welcoming entrance porch, with an open access through to the lounge.

Lounge

15'1x9'8 (4.60mx2.95m)

Positioned at the front of the property, featuring a large UPVC double-glazed window to the front elevation, attractive laminate flooring, radiator, coving to the ceiling, and a door leading through to the inner hall

Inner Hall

A very spacious inner hall that connects to the

remainder of the accommodation. It also benefits from a double-glazed door to the side, providing direct access to the rear garden — adding both light and convenience.

Kitchen

8'8x6'3 (2.64mx1.91m)

Modern kitchen featuring light-coloured base units and drawers, complemented by wood-effect worktops with an inset 1¼ stainless steel drainer sink and mixer tap. There's space for domestic appliances, including the oven, with tiled splashbacks adding a smart finish. Matching eye-level units include a stylish glass-fronted display cabinet. A UPVC double-glazed window and door to the side provide natural light and access to the rear garden.

Utility Room

5'9x5'1 (1.75mx1.55m)

Double glazed window to the side, coved to flat plastered ceiling

Bedroom One

16'6"x12'6" reducing to 8' (5.03m'x3.81m reducing to 2.44m)

A generously sized master bedroom, L-shaped and irregular in layout, yet offering excellent space for wardrobes, drawers, and additional storage if required. Features include a UPVC double-glazed window to the rear elevation, radiator, and coved cornice to a flat plastered ceiling.

Bedroom Two

12'4"x6'8" (3.76mx2.03m)

UPVC double glazed window to the rear elevation, coved and textured ceiling, radiator.

Bedroom Three

12'6"x7'4" (3.81mx2.24m)

Currently used as a dining room, this is a bright and inviting space with a UPVC double-glazed window to the front elevation, laminate flooring, and coved detailing to the flat plastered ceiling — a really lovely room with plenty of charm.

Bathroom

A modern, fitted bathroom suite comprising a white, panelled bath with a shower screen and wall-mounted dual shower, a sleek, white vanity unit with an inset wash hand basin, and a low-level WC with a push-flush mechanism. Finished with tiled splashback areas, spotlights, and an obscure UPVC double-glazed window to the side elevation for natural light and privacy.

Front Garden

Off-street parking to the front

Rear Garden

A low-maintenance, rear garden, fenced to all boundaries and backing onto other bungalows, offering a good degree of seclusion. Finished with artificial lawn for ease of upkeep, it's a charming outdoor space with access also available to the front of the property

Council Tax Band B





TOTAL APPROX. FLOOR AREA 691 SQ.FT. (64.2 SQ.M.)

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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
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