



35, Labworth Road



**RICHARD
POYNTZ**

**35, Labworth Road
Canvey Island
SS8 7BP**

Asking Price £318,500



Situated on a sought-after road close to the town centre and seafront, this beautifully presented 2-bedroom home combines style, comfort, and convenience. The elegant lounge flows into a stunning kitchen with space for a dining table, perfect for both everyday living and entertaining. A sleek, contemporary bathroom adds a touch of luxury, while outside you'll find parking and a lovely rear garden. A truly charming home in an enviable location.



Porch

Access to the Lounge and Bedroom Two

Lounge

13'1 x 13'1 (3.99m x 3.99m)

A bright and welcoming lounge with a large front-facing window filling the room with natural light. Features include a flat plastered ceiling with inset spotlights, stylish wood-effect flooring, and a feature vertical radiator. The

space flows effortlessly into the generous open-plan kitchen/dining area, making it ideal for both everyday living and entertainin

Kitchen

14'8 x 8'8 (4.47m x 2.64m)

A stylish and well-planned kitchen/dining space with a modern flat plastered ceiling and inset spotlights. Fitted with a superb range of two-tone units in navy and white, complemented by

marble-effect worktops and tiled splashbacks. Integrated appliances include a built-in oven, microwave, and gas hob with extractor over. There is ample space within the kitchen for a dining table, with matching wood-effect flooring flowing through from the lounge. A rear-facing window and door open directly onto the garden, creating a bright and airy feel.

Inner Hall

Bedroom One

15'7 x 7'2 (4.75m x 2.18m)

Double Glazed window to the front

Bathroom

A modern and well-presented bathroom comprising a panel-enclosed bath with shower over and glazed screen, vanity wash hand basin set within storage units, and a low-level WC. Finished with tiled splashbacks, wood-effect flooring, and a chrome heated towel rail. An obscure glazed window to the side provides natural light while maintaining privacy.

Bedroom Two

8'6 x 8'5 (2.59m x 2.57m)

Double Glazed window to the rear

Front

Parking to the front

Rear Garden

The garden is mainly laid to lawn, offering a pleasant outdoor space for relaxation or play. Fencing to the boundaries provides privacy, and there is gated access to the front of the property.



GROUND FLOOR



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