



15, Clarendon Road



**RICHARD
POYNTZ**

15, Clarendon Road Canvey Island SS8 8DR

Asking Price £450,000



Nestled on Clarendon Road in the charming Canvey Island, this stunning detached bungalow offers an exceptional living experience. With four spacious bedrooms, this property is perfect for families or those seeking ample space. The location is ideal, situated in a quiet cul-de-sac yet conveniently close to Canvey Island town centre, where you will find a variety of shops, Castleview Senior School, and accessible bus routes.

As you enter, you are greeted by a generous T-shaped hallway that leads to a beautifully sized lounge, perfect for relaxation and entertaining. The modern white gloss kitchen is a highlight, featuring built-in appliances including an oven, hob, extractor, and dishwasher, making it a delightful space for culinary enthusiasts. One of the bedrooms is currently utilised as a dining room/bar, adding versatility to the layout. This room also benefits from a contemporary en-suite shower room, while the other three bedrooms are equally spacious, ensuring comfort for all.

Completing the accommodation is a modern shower room, designed with style and functionality in mind. The rear garden is a lovely outdoor space, featuring a well-maintained lawn and a paved patio area, ideal for summer gatherings. The front of the property boasts a driveway leading to a larger-than-average garage, providing ample parking and storage options.

Additional features include UPVC double-glazed windows and doors throughout, as well as gas-fired central heating via a combi boiler, which is approximately two years old. This property truly stands out, and viewing is highly recommended to appreciate the quality and size of the accommodation on offer. You will not be disappointed.



Hallway

A composite style entrance door to the front with an obscure double-glazed inset giving access to a large 'T' shaped hallway, coved flat plastered ceiling, loft hatch, feature wood panelling to walls, radiator, doors off to the accommodation, store cupboard, and wood flooring.

Lounge

16'4 x 16'2 (4.98m x 4.93m)

A superb-sized lounge located to the front of the property, coved flat plastered ceiling, UPVC double-glazed bay window to the front elevation, plus a further two UPVC double-glazed windows to the side, feature fire surround, radiator, and wood flooring

Kitchen/Breakfast Room

12'11 x 9'11 (3.94m x 3.02m)

Coved textured ceiling, UPVC double-glazed door to the rear elevation, plus a UPVC double-glazed window to the rear elevation, radiator, attractive tiling to splash back areas, wood flooring, modern

white gloss units at base and eye level with matching drawers and all with chrome handles, rolled top work surfaces over incorporating gas hob with oven under and extractor over, white ceramic one and a quarter sink and drainer with chrome mixer taps, built in dishwasher, plumbing for washing machine and space for fridge freezer, wood flooring.

Bedroom One

17'8 max x 14'2 (5.38m max x 4.32m)

Excellent-sized room currently utilised as a dining area with a bar, coved textured ceiling with ceiling rose, two UPVC double glazed windows to the front elevation, radiator, feature wood panelling to one wall, door to en-suite shower room, wood flooring

En-Suite Shower Room

Coved textured ceiling, obscured UPVC double-glazed window to the side elevation, radiator, vinyl floor covering, modern three-piece white suite comprising a shower enclosure with shower tray and



obscure glass bi-folding door, wall-mounted chrome shower, sink with chrome mixer taps inset into a vanity cupboard, push flush wc, vinyl floor covering.

Bedroom Two

10'10 x 9'9 (3.30m x 2.97m)

A good-sized double bedroom with textured ceiling and ceiling rose, UPVC double-glazed window to the rear elevation, radiator, and feature wood panelling to one wall, and wood flooring

Bedroom Three

9'9 x 7'10 (2.97m x 2.39m)

Again, a further good-sized bedroom which has a coved textured ceiling and a ceiling rose, UPVC double-glazed window to the rear elevation, radiator, and carpet.

Bedroom Four

10x 9'10 max (3.05mx 3.00m max)

Another good-sized bedroom which has a coved textured ceiling, UPVC double-glazed window to the rear elevation, radiator, and carpet.

Shower Room

A modern and contemporary room with a flat plastered ceiling with inset spotlights, obscured UPVC double glazed window to the side elevation, attractive and modern tiling to walls and to the floor, chrome heated towel rail, three piece white suite comprising of a sink with chrome mixer inset into a vanity unit, push flush wc, large shower enclosure with shower tray with double opening glass doors and glass screens, wall mounted chrome shower.

Exterior

Rear Garden

Commences with a hardstanding pathway around the property with a paved patio area, remainder laid to lawn with various bedded areas, some of which are raised ideal for plants, shrubs, etc, fenced to boundaries, gate to side giving access to the front of the property, outside tap and lighting.

Front Garden

Has a hardstanding driveway which leads to the garage, a block paved pathway, and a hardstanding area around the property with slate chippings, a brick wall to some boundaries, with fencing.

Garage

20'11 x 7'8 (6.38m x 2.34m)

Larger than average garage with up and over door, power and light connected, double-glazed window to the rear elevation, and door giving access to the garden.

Agents Note

We understand from our client that the combination boiler is approximately two years old and the loft is partly boarded with a loft ladder



GROUND FLOOR



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