



26 - Leigh Road



**RICHARD
POYNTZ**

26 - Leigh Road Canvey Island Essex SS8 0AP

£435,000



Beautifully Presented & Versatile Three-Bedroom Chalet Bungalow – Prime Canvey Island Location

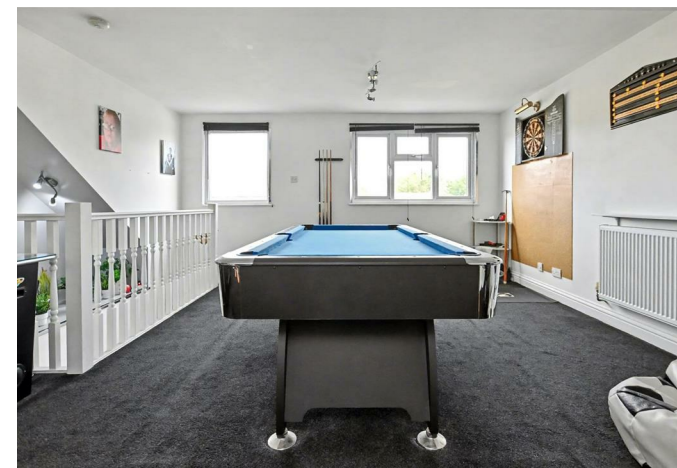
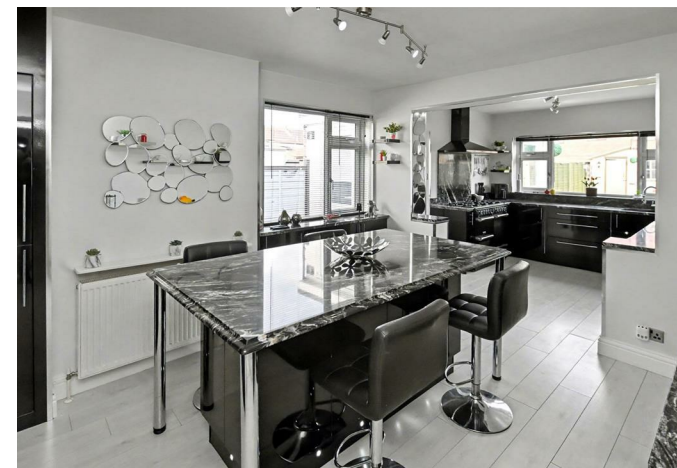
Situated in one of Canvey Island's most sought-after spots — just around the corner from the Seafront and within easy reach of the Town Centre — is this greatly improved three-bedroom semi-detached chalet-style bungalow. The property offers generous accommodation throughout, a large rear garden, and excellent kerb appeal with ample parking to the front.

Inside, the home features a welcoming and spacious entrance hall that immediately gives a sense of light and openness. To the front, a comfortable lounge provides the perfect space to relax, while the stunning kitchen/breakfast room sits at the heart of the home — beautifully fitted with an extensive range of units, marble worktops, and a large central island/breakfast bar.

There are two double bedrooms to the ground floor, one of which benefits from an adjoining bathroom, plus a separate shower room to the rear for added convenience. The staircase leads to an impressive additional bedroom or flexible reception space, ideal as a main bedroom, study, or guest suite.

Outside, the generous rear garden extends to almost 50ft, mainly laid to lawn with two useful sheds to remain — one benefitting from power and light, making it perfect for storage or workshop use.

A superbly presented and versatile home in a prime location — early viewing is strongly advised. Contact Richard Poyntz on 01268 699599 to arrange your viewing today



Porch

Double-glazed entrance door into a porch with a further opening into the hall.

Hall

Spacious hall with doors off to the ground floor accommodation, stairs connecting to the first floor with large storage cupboards under.

Lounge

13'4 into bay x 11'11 (4.06m into bay x 3.63m)

Double-glazed bay window to the front elevation, with wallpaper decor, and a flat plastered ceiling.

Kitchen/Breakfast Room

23'2 x 11'2 (7.06m x 3.40m)

A beautifully appointed kitchen featuring an extensive range of

modern units and drawers at base level, complemented by marble-work surfaces and a matching central island unit/breakfast bar — perfect for casual dining. The room benefits from laminate flooring, a radiator, and a cupboard housing the combination boiler. A range cooker, fridge/freezer, dishwasher, and washing machine are all to remain. Natural light floods the space through the double glazed window to the rear elevation, with a double glazed door providing access to the external lobby

External Lobby

16'2 x 5' (4.93m x 1.52m)

Featuring a double-glazed window to the side elevation and double-glazed doors to both the front and rear elevations, this area expands to a wider point at the rear — ideal for use as a seating area or study. Bright and versatile, it offers a welcoming first impression and additional flexibility to suit modern living.



Bedroom One

11' x 10' (3.35m x 3.05m)

Double-glazed window to the front elevation, deep storage wardrobe measuring 3ft 10 in depth.

Bedroom Two

9'11 x 9'4 (3.02m x 2.84m)

Door from here which connects to a bathroom,

Bathroom

A beautifully presented bathroom combining modern practicality with timeless design. The room enjoys a bright and airy feel, courtesy of the large window allowing plenty of natural light to flood in. Finished with elegant stone-effect tiling and neutral décor, it offers a relaxing and sophisticated space. The suite includes a full-sized bath with shower attachment, pedestal wash basin, and low-level WC.

Recessed ceiling lighting, generous built-in shelving, and tasteful finishing touches complete this superb bathroom — the perfect place to unwind at the end of the day. Underfloor Heating

Shower Room

A well-appointed shower room comprising a low-level WC, vanity unit with inset wash hand basin, and a deep shower cubicle. An obscure double-glazed window to the rear elevation provides natural light while maintaining privacy. The room also benefits from heated flooring, adding a touch of comfort and luxury. Underfloor Heating

First Floor Bedroom Three/Reception Room/Games Roo

17'5 x 16'7 reducing to 14'7 (5.31m x 5.05m reducing to 4.45m)

A lovely-sized room with a staircase connecting directly into the space, featuring a flat plastered ceiling and radiator. Two double-glazed windows to the rear elevation provide plenty of natural light, creating a bright and welcoming atmosphere. The vendor informs us that there is pipework to fit a shower up here etc if need be (vendor to verify this)

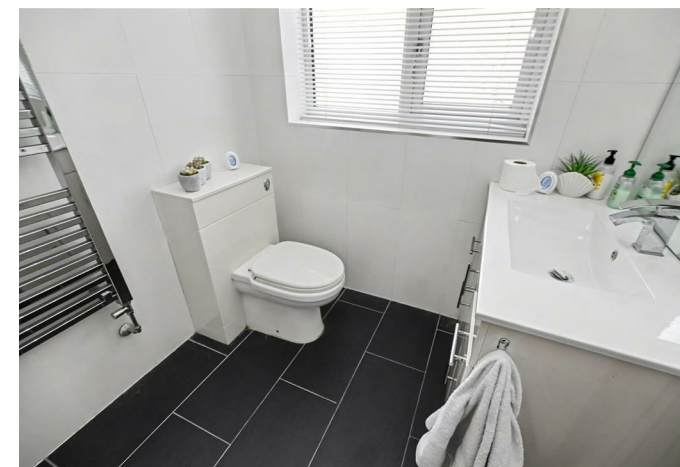
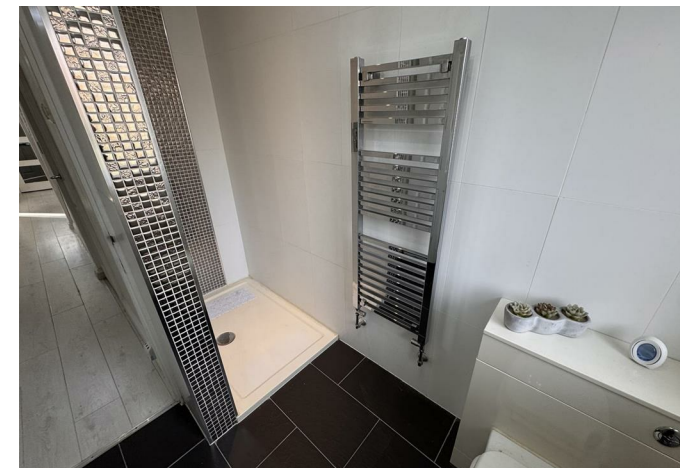
Exterior

Rear Garden

A larger-than-average rear garden, measuring just under 50ft in length. The space is mainly laid to lawn with fencing to the boundaries, providing a secure and private setting. To the rear are two sheds to remain, one benefitting from power and light — ideal for storage or a practical workshop area.

Front Exterior

A beautifully presented semi-detached bungalow boasting an attractive and well-maintained frontage. The property features a smartly laid, low-maintenance block-paved driveway providing ample off-street parking, with decorative white stone borders and tasteful planting adding a touch of charm. The crisp white façade, complemented by black accents and a neatly tiled roof, gives a stylish yet welcoming first impression.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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