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RICHARD  
POYNTZ



# 66. Florence Road Canvey Island, Essex SS8 7EH OIEO £325,000



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This well-maintained and deceptively spacious home is ideal for buyers seeking comfortable living in a convenient location. Offering a smart and versatile layout, the property features a generous through lounge/diner, a bright and practical kitchen diner, modern bathroom, and two well-proportioned bedrooms upstairs — the main bedroom being particularly impressive in size.

To the outside, there's a tidy rear garden, a garage, and off-street parking to the front. With its blend of space, light, and convenience, this home is perfectly suited for families, first-time buyers, or even those looking to downsize without compromising on room sizes

- \*\* Two generous first-floor bedrooms, including an excellent-sized main bedroom
- \*\* Well-equipped kitchen diner with front aspect and side access
- \*\* Neatly kept rear garden with patio and lawn area
- \*\* Spacious through lounge/diner with French doors to the rear garden
- \*\* Smart ground floor bathroom with modern white suite
- \*\* Garage with rear garden access – ideal for storage or workshop use
- \*\* Conveniently located for schools, transport links, and local amenities
- \*\* Light, bright interior with a practical layout and good proportions throughout
- \*\* Off-street parking to the front of the property

#### Hallway



Step inside via the front door into a welcoming hallway with fitted carpets underfoot – practical for busy family life. There's a handy recess for coats and shoes, leading seamlessly into the main living areas, a double-glazed window to the rear and stairs to the first floor.



#### Large Lounge / Diner 20'4 x 10 (6.20m x 3.05m)



A beautifully bright and versatile space that spans the depth of the home. With a double-glazed window to the front and French doors to the rear, this room is flooded with natural light. There's ample room for both lounging and formal dining. A feature fireplace provides a cosy focal point.



## Ground Floor Bathroom



Contemporary in finish, the ground floor bathroom is both smart and functional. Fitted with a modern white suite including a bath with shower over, pedestal wash basin and WC. Tiled walls and floor complete the look.



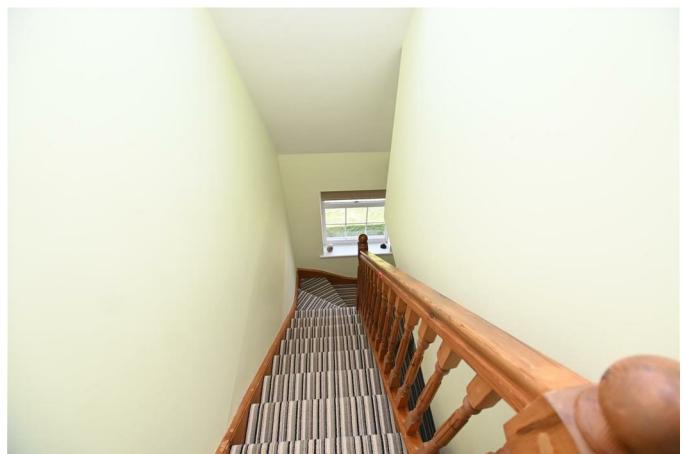
## Kitchen / Diner 15'7 x 8'11 (4.75m x 2.72m)



The kitchen diner is a bright and spacious hub of the home, offering a generous range of wall and base units, as well as ample worktop space. There's room for all the essentials, including an integrated oven and hob. A large front-facing window brings in ample natural light. Double Glazed window to the side, Space for a breakfast table or casual dining, it's both a practical and welcoming area for everyday living



## First Floor



Velux Style window set into the roof to rear access to the two bedrooms

## Bedroom One (First Floor) 14'3 x 23'1 (4.34m x 7.04m)



The main bedroom is a generously sized double room with ample space for a full range of bedroom furniture, including wardrobes and dressers. Well-lit and neutrally decorated, it offers a comfortable and quiet retreat



**Bedroom Two ( First FLoor ) 15'6 x 10 (4.72m x 3.05m)**



Another good-sized room, comfortably fitting a double bed. Ideal as a guest bedroom, children's room, or even a study.

## Garden



A tidy and manageable outdoor space with patio and lawn area. A great spot for a summer BBQ, children's play area or a bit of quiet relaxation. There is also access to the garage.



## Garage 17'2 x 7'9 (5.23m x 2.36m)

With Up and Over door , Power and Light , door to the rear

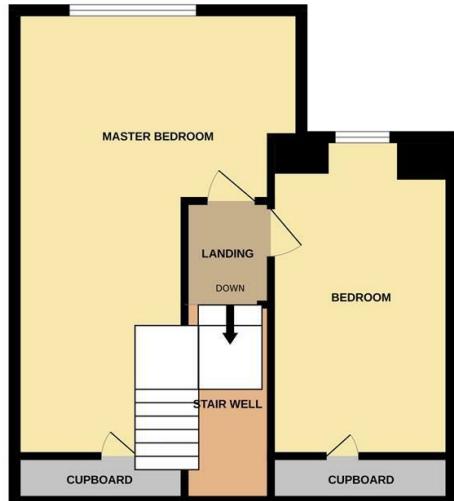
## Front

Parking to front and access to the garage

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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