



12 Denham Road



**RICHARD
POYNTZ**

12 Denham Road Canvey Island SS8 9HB

Offers In Excess Of £310,000



Nestled on Denham Road in the charming area of Canvey Island, this impressive three double bedroom semi-detached bungalow presents a wonderful opportunity for those seeking a spacious family home with significant potential for enhancement. Offered with no onward chain, this property boasts three generously sized double bedrooms, making it ideal for families or those looking for extra space.

Upon entering, you are greeted by a large hallway that could easily serve as a dining area, leading to a well-proportioned lounge that is perfect for relaxation and entertaining. The modern fitted kitchen is designed to accommodate a table and chairs, providing a delightful space for family meals. The four-piece family bathroom adds to the convenience of this home.

While the property does require some work, it is brimming with possibilities for extension, either upwards or to the side, subject to planning permission. The UPVC double-glazed windows and doors, along with gas-fired central heating, ensure comfort throughout the seasons.

The exterior of the property features a mainly lawned rear garden, ideal for outdoor activities and gardening enthusiasts. To the front, a driveway offers off-street parking, a valuable asset in this sought-after location. Situated close to William Reed Infant and Junior School, as well as local shops and bus routes, this bungalow is perfectly positioned for families and commuters alike. With its blend of space, potential, and a prime location, this property is not to be missed.



Porch

Obscured UPVC double-glazed entrance door to the front, giving access to the porch, which has a flat plastered ceiling and an opening to a large reception hallway area.

Hallway

12'10 x 9'5 (3.91m x 2.87m)
Flat plastered ceiling, loft hatch, radiator, wallpaper decoration, doors off to the accommodation, wood flooring, and as previously mentioned, this could also be utilised due to its size as a dining area, as plenty of space for a table and chairs.

Lounge

13'2 x 13'1 (4.01m x 3.99m)
Excellent-sized lounge with flat plastered ceiling, UPVC double glazed French doors to the rear with UPVC double glazed windows on either side, feature wallpaper to some walls, feature wood fire surround with marble effect backing and hearth, two radiators and carpet.

Kitchen

13' x 9'8 (3.96m x 2.95m)
Flat plastered ceiling, UPVC double glazed window to the rear elevation, UPVC door to the side giving access to the garden, radiator, modern wood units at base and

eye level with matching drawers all with chrome handles and rolled top worksurfaces over, incorporating a one and a quarter sink and drainer with mixer taps, space for cooker with pull out extractor over, plumbing for washing machine and space for other appliances, tiling to splashback areas, vinyl floor covering, wall mounted Ideal boiler.

Bedroom One

14'11 x 13'1 into bay (4.55m x 3.99m into bay)

Excellent-sized double bedroom with a flat plastered ceiling, UPVC double glazed bay window to the front elevation, radiator, and carpet.

Bedroom Two

13'5 x 13'2 (4.09m x 4.01m)

A further excellent-sized double bedroom with flat plastered ceiling, UPVC double glazed bay window to the front elevation, two radiators and carpet.

Bedroom Three

9'6 x 9'6 (2.90m x 2.90m)

A further good-sized double bedroom with flat plastered ceiling, UPVC double glazed window to the rear elevation, radiator, and wood laminate effect flooring.

Bathroom

Textured ceiling, obscured UPVC double glazed window to the side elevation, part tiling to walls and tiling to floor, radiator, four piece white bathroom suite comprising of a sink with mixer taps, enclosed cistern push flush wc, panelled bath with chrome mixer taps and shower attachment, shower enclosure with shower tray and glass bi-folding doors, wall mounted shower.

Exterior

Rear Garden

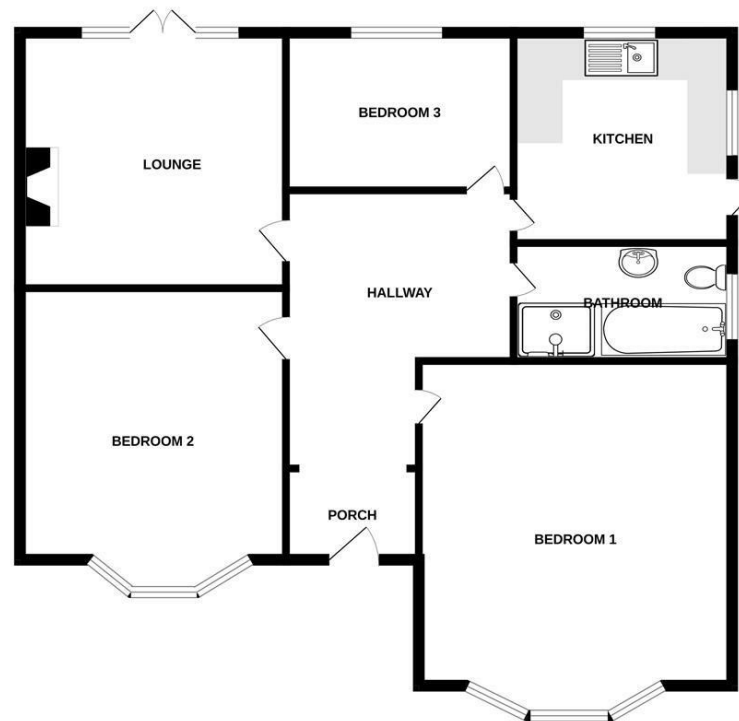
Has a hardstanding area to the side ideal for table and chairs with the remainder laid to lawn and bedded area for plants, shrubs, etc, fenced to boundaries, wall to boundary, gate to side giving access to the front of the property, outside tap.

Front Garden

Has a hardstanding driveway providing off-street parking, a hardstanding pathway with lawn, fenced and walled to boundaries.



GROUND FLOOR



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