93 Tilburg Road
RICHARD
POYNTZ

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Canvey Island
SS8 9AQ

£315,000

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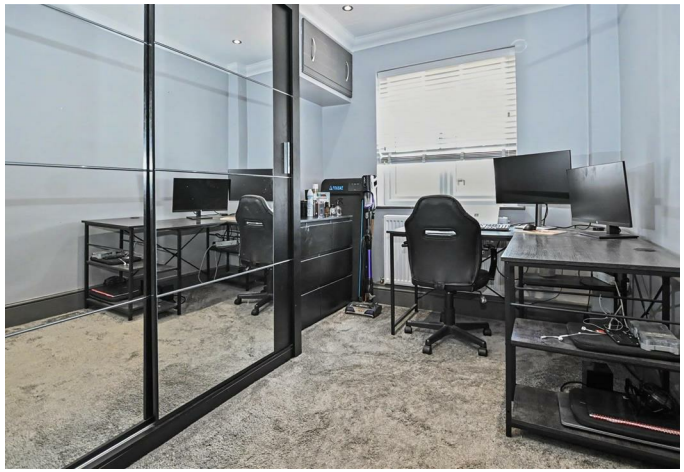
Conveniently positioned within easy reach of Jones Corner shops and Canvey Island town centre, this greatly improved two-bedroom detached bungalow offers stylish, well-presented accommodation that is ready to move straight into.

The property benefits from ample block-paved parking to the front, a low-maintenance rear garden, gas central heating and double-glazed windows throughout.

Internally, an entrance porch leads into the hallway, with the second bedroom positioned at the front of the property. To the rear is a stunning contemporary shower room, finished to a high standard.
At the heart of the bungalow is the spacious and beautifully presented lounge and kitchen. Although arranged as one open-plan space, the two areas enjoy a clear sense of separation, with a stylish breakfast bar creating a natural divide between the modern fitted kitchen and the comfortable living area. This gives the room an open and sociable feel while still retaining the character of two distinct spaces.
From the living area, there is direct access to the rear garden, along with access to the well-proportioned main bedroom.

A particularly attractive bungalow in a convenient location, offering a modern finish and oa practical layout. An internal viewing is strongly recommended to fully appreciate all that this lovely home has to offer.



Porch
Double-glazed entrance door into the porch, double-glazed window to the rear elevation, and access to the inner hall

Hall
Floor-to-ceiling column-style radiator, laminate flooring, glass panelled door connecting to the lounge, wooden doors connecting to the bathroom, and second bedroom

Lounge/Kitchen
31' reducing to 18'5 x 10'8 (9.45m reducing to 5.61m x 3.25m)
A generously sized through lounge and kitchen, thoughtfully arranged to provide clearly defined living and kitchen spaces. A breakfast bar creates a natural divide between the two areas, allowing the room to retain an open and sociable feel while still offering the sense of separate spaces.
There is a double-glazed window to the front elevation, a further double-glazed window to the side, and double-glazed French doors opening

directly onto the rear garden. The living area features laminate flooring, coving to a smooth, flat-plastered ceiling and inset spotlights.
The contemporary kitchen is fitted with an extensive range of grey-fronted base units and drawers, complemented by work surfaces incorporating an inset ceramic hob with an oven beneath and an extractor above. Further features include tiled splashbacks, matching eye-level units, an integrated tumble dryer, a slimline dishwasher and plumbing for an automatic washing machine.

Bedroom One
10'5 x 11'3 (3.18m x 3.43m)
Double-glazed to the rear elevation, radiator

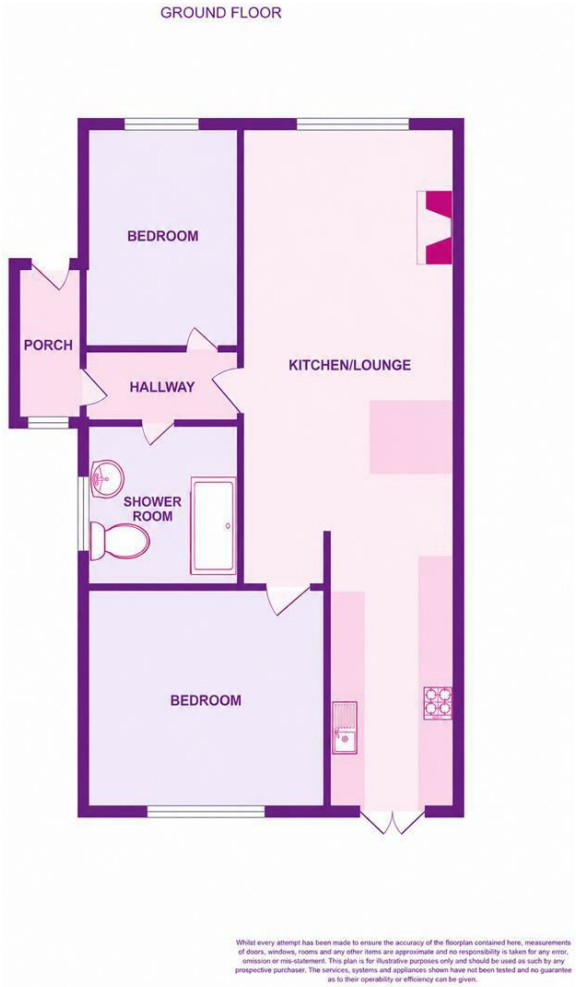
Bedroom Two
10'2 x 7'10 (3.10m x 2.39m)
Double-glazed to front elevation, radiator.

Shower Room
A beautifully appointed contemporary shower room featuring a double-glazed window to the side elevation. The suite comprises a low-level WC, wash hand basin and an impressive walk-in shower with glazed screen. Finished with stylish tiling to the walls and floor, together with a chrome heated towel rail.

Exterior

Front Garden
The property is approached via an extensive block-paved frontage, providing generous off-road parking for several vehicles. Gated side access leads through to the rear garden, while the attractive front elevation features double-glazed windows and a smart, modern finish.

Rear Garden
Fenced to boundaries, commences with patio areas, and the remainder is mainly laid to artificial lawn.



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