



19 Westman Road



**RICHARD
POYNTZ**

19 Westman Road Canvey Island SS8 8LZ

£350,000



Nestled on Westman Road in the charming Canvey Island, this delightful three-bedroom detached bungalow offers a wonderful opportunity for those seeking a comfortable and spacious home. The property boasts a modern design, featuring an L-shaped hallway that leads to a generously sized lounge, perfect for relaxation and entertaining. The spacious kitchen provides ample room for culinary pursuits, while the three well-proportioned bedrooms ensure plenty of space for family or guests. The master bedroom benefits from an en suite, adding a touch of convenience to daily living.

The bungalow is complemented by a one-and-a-half garage and a block-paved driveway, providing ample parking and storage options. The westerly facing rear garden is a lovely outdoor space, ideal for enjoying the afternoon sun. Although the property requires some modernisation and decoration throughout, it presents a fantastic opportunity to personalise and create your dream home.

Conveniently located, this bungalow is just a short distance from Leigh Beck Infants and Junior Schools, making it an excellent choice for families. Additionally, local bus routes and shops are within easy reach, ensuring that all your daily needs are met. With no onward chain, this property is ready for you to make it your own. Don't miss the chance to view this charming bungalow and envision the potential it holds.



Hallway

Composite entrance door with obscured double-glazed insets giving access to a large 'L' shaped hallway which has a coved textured ceiling, loft hatch, radiator, doors off to the accommodation, and door to airing cupboard housing hot water cylinder, carpet.

Lounge

17'1 x 12'2 (5.21m x 3.71m)

Excellent-sized lounge with a coved textured ceiling, double-glazed sliding patio doors to rear elevation giving access to the garden, radiator, feature fireplace, wallpaper decoration, and carpet.

Kitchen

12' x 9'4 (3.66m x 2.84m)

Coved textured ceiling, UPVC double-glazed window plus half UPVC double-glazed door to rear elevation, tiling to walls, radiator, vinyl floor covering, traditional wood units at base and eye level with matching drawers, roll top work surfaces over incorporating four ring gas hob with pull out extractor over, separate waist height oven, one and a quarter sink and drainer with mixer taps, plumbing for washing machine, space for freestanding fridge and freezer.



Bedroom One

11'11 x 11'10 (3.63m x 3.61m)

A good-sized double bedroom with coved textured ceiling, UPVC double-glazed bay window to front elevation, radiator, carpet, and door to en-suite shower room

En-Suite Shower Room

Coved textured ceiling, obscured glazed window to side elevation, radiator, wood laminate flooring, three-piece shower room suite comprising lever handle wc, wall-mounted hand basin with taps and tiling to splashback, shower tray with tiling to splashback, wall-mounted shower.

Bedroom Two

12'9 x 9'5 into door recess (3.89m x 2.87m into door recess)

A further good-sized double bedroom with coved textured ceiling, UPVC double-glazed window to front elevation, radiator, carpet

Bedroom Three

9'8 x 8'3 (2.95m x 2.51m)

Coved textured ceiling, UPVC double-glazed window to front elevation, radiator, wallpaper decoration, carpet

Bathroom

Coved textured ceiling, obscured glazed window to rear elevation, tiling to walls, radiator, carpet, three-piece suite comprising lever handle wc, pedestal wash hand basin with taps, panelled bath with mixer taps and shower attachment.

Exterior**Rear Garden**

Hardstanding pathway with paved patio area and the remainder laid to lawn, does need some attention, bedding for plants, fenced to boundaries, gate to side giving access to the front, outside tap.

Front Garden

Block paved driveway providing off-street parking leads to the garage, various bedded areas for plants, and a pathway leading to the entrance door with a step up

Garage

17'6 x 10'11 (5.33m x 3.33m)

Up and over door with power and light connected, wall-mounted boiler, wood glazed door to rear giving access to the garden





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Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: rp@richardpoyntz.com
Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45
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