1, Bramble Road
RICHARD
POYNTZ

# *1, Bramble Road*
# *Canvey Island*
# *SS8 7EB*

## Guide Price £400,000

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Guide Price £400,000 to £420,000

Spacious four-bedroom bungalow offers a delightful blend of comfort and modern living. Set on a generously wide plot and fronting the school playing fields, the property boasts an inviting atmosphere, perfect for families or those seeking a peaceful retreat.

Located close to the town centre, the property features a well-designed modern kitchen and dining area, ideal for both casual meals and entertaining guests. The separate utility room adds to the convenience, providing ample space for laundry and additional storage, Lounge & Bathroom

The bungalow features four well-proportioned bedrooms, each offering a tranquil space to unwind, plus an added loft room. The large side garden is a standout feature, providing an excellent outdoor area for relaxation, gardening, or children's play.

Additionally, the property includes a larger garage, offering secure parking and extra storage options. This bungalow is not just a home; it is a lifestyle choice, combining practicality with the joys of outdoor living.

With its prime location and thoughtful layout, this property is a must-see for anyone looking to settle in Canvey Island.

**Hall**
The property is approached via a central entrance door leading to an entrance hall with stairs connecting to a loft room to one side, built in storage cupboard, and doors leading to the accommodation

**Lounge**
12'9 x 10'6 (3.89m x 3.20m)
UPVC double-glazed window to the front and side elevations with double-glazed French doors leading onto the rear garden, radiator, TV, and power points

**Kitchen/Diner**
22'9 x 9'3 (6.93m x 2.82m)
Double-glazed patio doors leading onto the rear garden, ample space for a six-to eight-seater table and chairs - to the kitchen area, there are extensively fitted white gloss units to three sides with work surfaces over, fitted hob and oven, ceramic tiled splashback, power points and floor coverings.

**Utility Room**
13'4 x 4'2 (4.06m x 1.27m)
UPVC half double-glazed door providing access to the garden, wall-mounted boiler, work surfaces with appliance spaces under, and power points.

**Bedroom One**
15' x 10'1 (4.57m x 3.07m)
UPVC double-glazed bay window to the front elevation and

further double-glazed window to the side elevation, radiator, power points, fitted wash hand basin.

**Bedroom Two**
15'6 x 10' (4.72m x 3.05m)
Currently utilised as an additional lounge with UPVC double-glazed bay window to the front elevation, radiator, TV and power points, further double-glazed window to the side elevation.

**Bedroom Three**
10'3 x 10' (3.12m x 3.05m)
UPVC double-glazed window to the rear elevation, radiator and power points.

**Bedroom Four**
11'9 x 7'4 (3.58m x 2.24m)
Double-glazed window to the front elevation, radiator, and power points

**Bathroom**
Four-piece white suite with obscure double-glazed window to the rear elevation, suite comprising low-level push flush wc, panelled bath, separate shower with screening and wash hand basin, ceramic tiling to the walls.

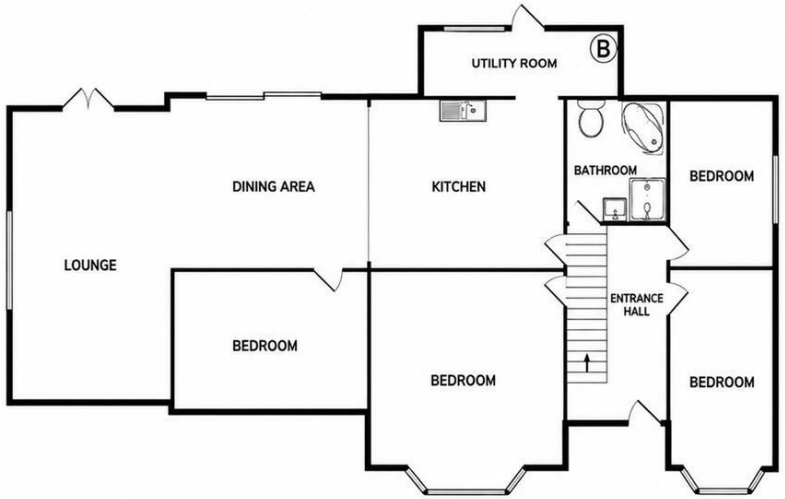
**Loft Room**
15'9 x 9'7 (4.80m x 2.92m)
Accessed via stairs from the main hallway, two double-glazed Velux-style windows to the rear elevation, power points and radiator, and additional eaves storage.

**Exterior**

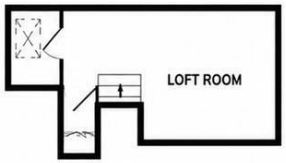
**Garage**
Being irregularly shaped and larger than average, with power assisted door to the front and a personal door to the rear providing access

**Rear Garden**
To the rear of the property extends a patio and lawned rear gardens with fencing to the boundaries, and a further large garden to the side of the property and leading to the front, with fencing to the boundaries

**Front Garden**
Mainly hardstanding providing additional off-street parking and driveway.




GROUND FLOOR




1ST FLOOR

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