



23 Surig Road



**RICHARD
POYNTZ**

23 Surig Road Canvey Island SS8 9EP

£350,000



Occupying a much wider than average plot and offered for sale with No Onward Chain is this spacious three-bedroom detached bungalow. Situated in this highly sought-after location, the property is within easy reach of Jones's Corner shops, local bus routes, and Canvey Town Centre.

The accommodation comprises a welcoming central entrance hall, a good-sized lounge to the front, and three well-proportioned bedrooms. Across the rear of the property is a separate WC and a modern shower room. Off the hall is a generous kitchen/diner, which in turn opens to a separate dining room overlooking the garden.

Externally, the bungalow enjoys off-street parking to the front, an attached garage, and of course, that much larger-than-average plot which gives the home both space and appeal.

Viewings are available via our office – please call 01268 699599 to arrange your appointment.



Hall

Entrance door into a spacious hall with doors off to the bedrooms, shower room, toilet, and lounge, coving to the ceiling, radiator.

Lounge

16' x 15' (4.88m x 4.57m)

A very spacious lounge to the front with a double-glazed window to the front elevation, coving to the ceiling, a mock feature fireplace, and a radiator.

Kitchen

14'11 x 9'10 (4.55m x 3.00m)

With ample space if needed for a dining room table, double-glazed windows to the rear and side elevations, a door which opens onto the dining room, wooden fronted units at eye and base level, stainless steel sink.

Dining Room

11' x 9'9 (3.35m x 2.97m)

Double-glazed windows to three elevations, doors to both flanks.

Bedroom One

12'11 x 11'11 (3.94m x 3.63m)

Double-glazed window to the front elevation, radiator, and coving to the ceiling.

Bedroom Two

12'11 x 7' (3.94m x 2.13m)

Double-glazed window to the side elevation, radiator, and coving to the ceiling.

Bedroom Three

9' x 8'5 (2.74m x 2.57m)

Double-glazed leadlite window to the rear elevation and radiator.

Shower Room

A vanity unit and shower cubicle, and an obscure double-glazed window to the rear elevation.

WC

A low-level wc.

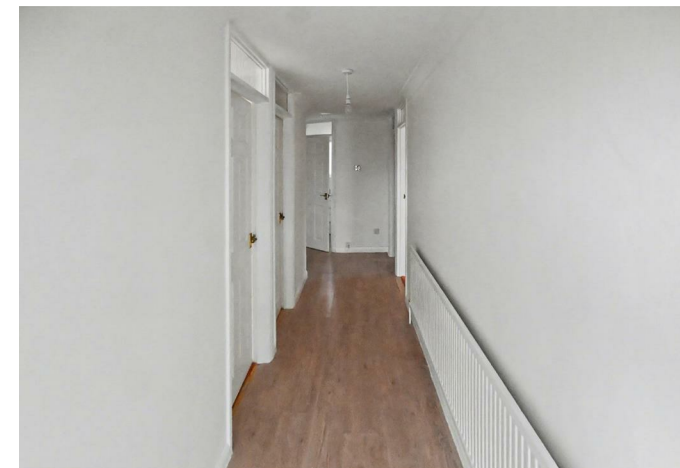
Exterior

Front Garden

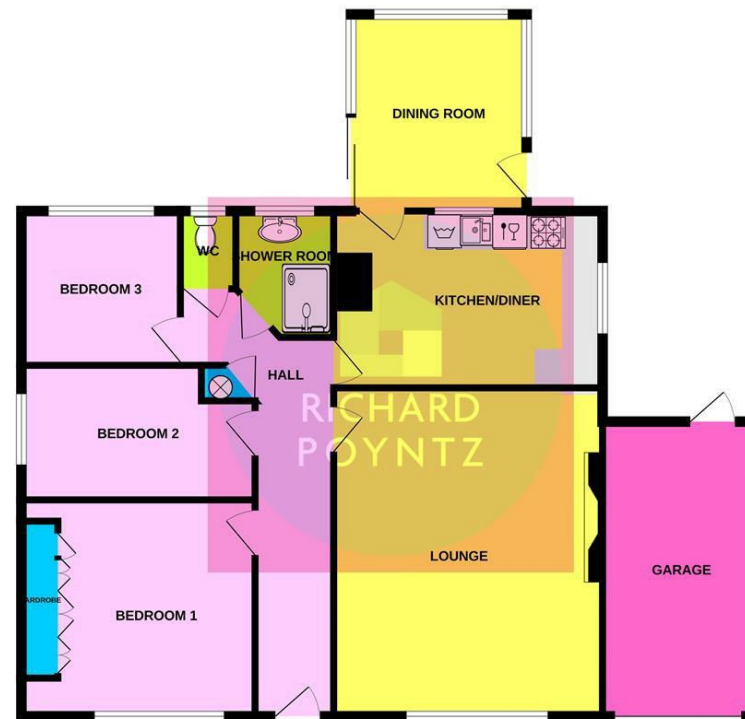
Off-street parking to the front, painted picket-style fence to the front, access to the rear through both sides, unusual fencing to boundaries enclosing a wider-than-average garden.

Rear Garden

The bungalow also enjoys garden space to both sides of the dining room/conservatory, with areas laid to lawn and patio – ideal for outdoor seating or further landscaping. The gardens are enclosed by recently installed woven-style fencing, providing both privacy and an attractive, natural backdrop that complements the outdoor space. There is also convenient side access available from both sides of the property



GROUND FLOOR
1160 sq.ft. (107.7 sq.m.) approx.



TOTAL FLOOR AREA: 1160 sq.ft. (107.7 sq.m.) approx.
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 for 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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