



*1. Westman Road*



**RICHARD  
POYNTZ**



# 1. Westman Road Canvey Island SS8 8LZ

Guide Price £300,000



Guide Price £300,000 to £315,000

A beautifully presented two bedroom detached bungalow situated in the ever-popular Smallgains location.

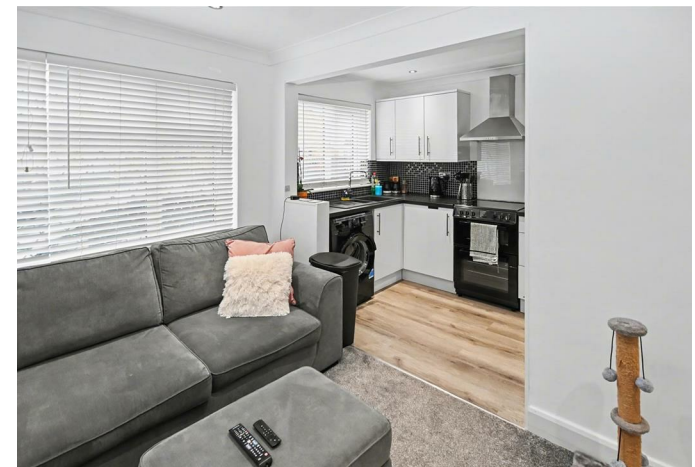
This lovely home is well presented throughout and offers two good-sized bedrooms, making it ideal for downsizers, first-time buyers or anyone looking for comfortable single-storey living.

The accommodation includes a bright and welcoming lounge, a separate dining room and a modern fitted kitchen. A contemporary shower room completes the internal layout, all finished to a clean and well-maintained standard. The property further benefits from double glazing and gas central heating.

Externally, the rear garden has been designed for ease of maintenance and provides an excellent space for relaxing or entertaining. Of particular note is the large workshop, ideal for hobbies, storage or those in need of a practical workspace.

Conveniently located within the sought-after Smallgains area, the property is close to local schools, shops, bus routes, Smallgains Playing Fields and Canvey Heights, making this a practical and well-positioned home.

An internal viewing is highly recommended to fully appreciate all that this bungalow has to offer.



## Hall

Double-glazed entrance door into the hall with a cupboard housing a gas-fired boiler, doors off to the lounge, main bedroom, and the shower room

## Lounge

12'7 x 9'10 (3.84m x 3.00m)  
Double-glazed window to the front and side elevations, open plan to the kitchen and from here opening into the dining area, fitted carpet plus radiator, spotlights, and coving

## Kitchen

9'4 x 5'11 (2.84m x 1.80m)  
Open plan to the lounge, double glazed window to the front elevation, modern white fronted units and drawers at base level with worksurfaces over, space for domestic appliances including plumbing facilities for washing machine, inset one and a quarter drainer sink with chrome mixer taps, tiling to splashback areas, stainless steel extractor, matching units at eye level, coving to ceiling with inset spotlights,



### **Dining Room**

9'10 x 7' (3.00m x 2.13m)

Off the lounge, double-glazed window to the front elevation, laminate style flooring, radiator, and opening through to the second bedroom.

### **Bedroom One**

10'3 x 10'2 (3.12m x 3.10m)

Double-glazed window to the rear elevation, fitted carpet, radiator,

### **Bedroom Two**

13'2 x 7'1 (4.01m x 2.16m)

Double-glazed French doors opening onto the garden at the side, a good-sized second bedroom, fitted carpet, and coving to the ceiling.

### **Shower Room**

Contemporary shower room finished in crisp white tiling. The room features a sleek walk-in shower with a glass screen and a rainfall shower head, complemented by a modern vanity unit with integrated storage and basin, a close-coupled WC, wood-effect flooring, and a frosted window providing natural light, completing the space, creating a bright, practical, and low-maintenance room ideal for modern living.

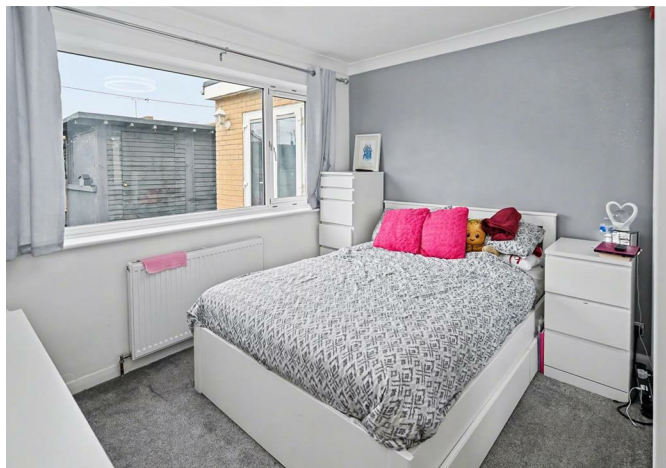
### **Exterior**

#### **Rear Garden**

Low maintenance with an attractive patio area, access to the front, a large workshop with power, fenced to the boundaries with low-level borders.

#### **Front Garden**

Ample off-street parking for at least two vehicles.



# GROUND FLOOR



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