



*41. Letzen Road*



# 41. Letzen Road Canvey Island SS8 9AL

£425,000



Occupying a wide plot, this characterful three-bedroom bungalow offers spacious and well-balanced accommodation throughout, with excellent potential for further extension (subject to planning permission).

The property features three generous double bedrooms and a large, bright lounge/diner to the front, benefitting from an abundance of natural light via three windows — two to the front and one to the side.

There is a modern fitted kitchen with oven, hob, extractor and additional appliances, with the added benefit of a small utility room off the kitchen. A long hallway leads through to a well-appointed shower room.

Externally, the property provides ample parking, ideal for multiple vehicles or even caravans. The rear garden includes a shed and a brick-built store, offering useful additional storage. Further benefits include double glazing and gas-fired central heating.

Situated close to the town centre and local amenities, this is a really appealing bungalow with charm, space and plenty of potential.



## Hall

Wooden entrance door at the side into a spacious hall with doors providing access to the three well-proportioned bedrooms, shower room, lounge/diner, and kitchen, two radiators, laminate flooring, and flat plastered ceiling.

## Lounge/Diner

23'5 x 12'1 reducing to 7'1 (7.14m x 3.68m reducing to 2.16m)

A very spacious lounge with ample space if needed for a dining room table, two double-glazed

windows to the front elevation, a further double-glazed window to the side elevation, laminate flooring, flat plastered ceiling, and two radiators.

## Kitchen

10'10 x 8'9 (3.30m x 2.67m)

Double-glazed window to the rear elevation, a modern fitted kitchen with light ivory/cream fronted gloss units and drawers at base level with work surfaces over, an inset one and a quarter stainless steel sink, inset five ring gas hob, oven included, plus dishwasher and fridge freezer to remain,

matching units at eye level, opening through to a small utility area.

### Utility Area

5'11 x 3'8 (1.80m x 1.12m)

Double-glazed French doors opening onto the garden at the rear, plumbing facilities for a washing machine, which is to remain, tumble dryer above, also to remain.

### Bedroom One

14'3 x 10'1 (4.34m x 3.07m)

Double-glazed to the rear elevation, radiator, flat plastered ceiling.

### Bedroom Two

13'5 x 9'9 (4.09m x 2.97m)

Double-glazed window to the rear and side elevations, two radiators, flat plastered ceiling.

### Bedroom Three

10'6 x 9'10 (3.20m x 3.00m)

Double-glazed to front, laminate flooring, radiator, flat plastered ceiling.

### Shower Room

Obscure two double-glazed windows to the side elevation, shower cubicle and shower, wash hand basin, low-level wc, tiling to splashbacks, chrome towel rail.

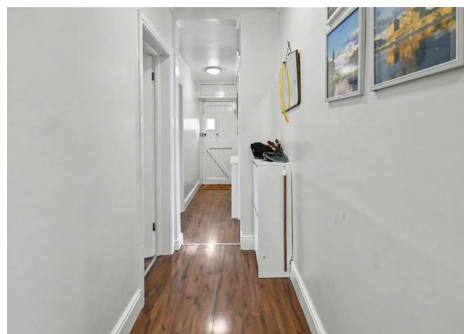
### Exterior

#### Front Garden

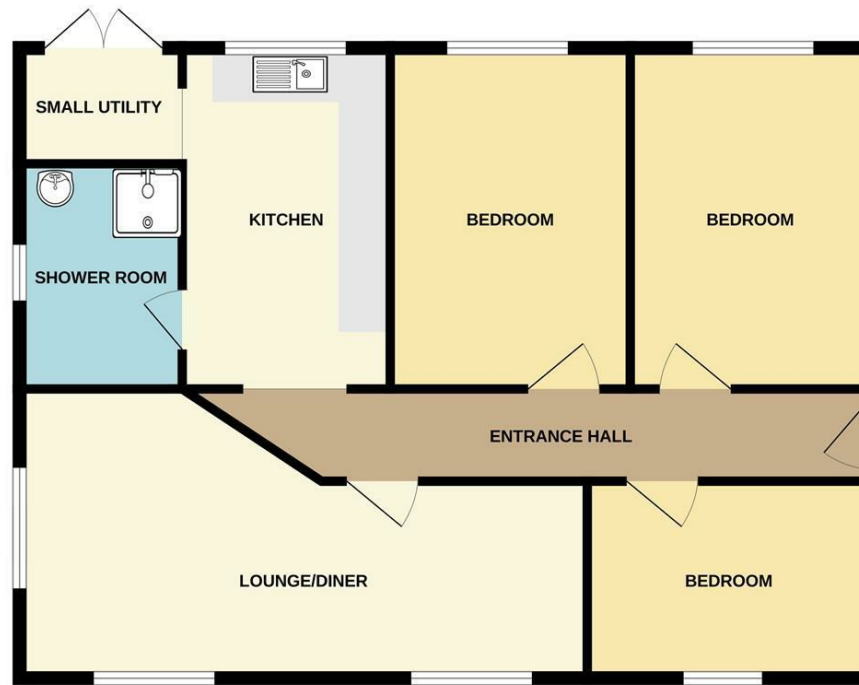
Ample parking to the front, occupying a much wider than average plot, and access to the rear garden.

#### Rear Garden

A wide garden, fenced to the boundaries, patio area with the remainder being mainly laid to lawn, brick built shed with power and to remain.



GROUND FLOOR  
944 sq.ft. (87.7 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.  
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