



*17 Hawkesbury Road*



**RICHARD  
POYNTZ**

# 17 Hawkesbury Road Canvey Island Essex SS8 0EX

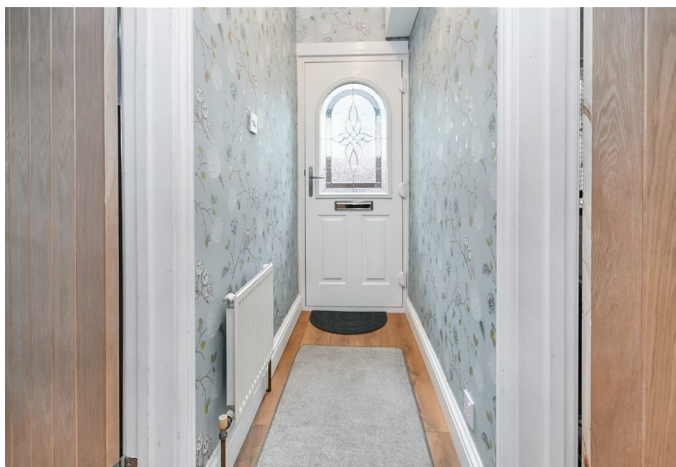
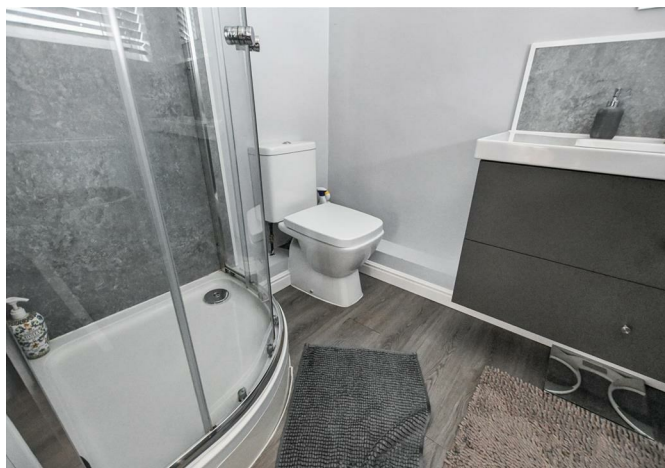
£310,000



Situated in this popular location just off Long Road, close to local schools, bus routes, and shops, is this characterful and much larger than average two-bedroom semi-detached bungalow. The property offers excellent kerb appeal with block-paved parking to the front, while the rear garden extends to just under 50ft and provides superb privacy and seclusion.

Internally, the accommodation begins with a side entrance hall giving access to two well-proportioned double bedrooms. To the rear is a superb 25'5 lounge/diner, an ideal space for both relaxing and entertaining, which leads to a fitted kitchen overlooking the garden with oven to remain. An inner lobby provides useful storage with a cupboard housing the gas-fired boiler, and connects to a modern shower room.

Further benefits include double-glazed windows, modern gas-fired central heating, and a generous log cabin/summerhouse with power – perfect for use as a home office, studio, or hobby space



## Hall

Double-glazed entrance door at the side into the hall with doors connecting to the two double bedrooms and the lounge, access to the loft, radiator, and wallpaper decor.

## Lounge

25'5 x 11'5 (7.75m x 3.48m)

Exceptionally spacious reception room with a large double-glazed bay window to the front

elevation, laminate flooring, ample space for a dining room table, two radiators, and opening through into the kitchen.

## Kitchen

14'6 x 7'6 (4.42m x 2.29m)

A modern range of light wooden style fronted units at base level to either side with rolled edge worksurfaces over, inset one and a quarter drainer sink, tiling to splashbacks,

matching units at eye level, door connecting to the garden, door through to the inner lobby.

### **Inner Lobby**

Houses the gas-fired boiler and opens through to the shower room.

### **Shower Room**

Obscured double-glazed window to the rear elevation, modern three-piece suite comprising low-level close-coupled wc, large vanity unit with inset wash hand basin, corner shower cubicle with shower, and laminate style flooring.

### **Bedroom One**

10'7 x 10'1 (3.23m x 3.07m)

Double-glazed bay window to the front elevation and radiator.

### **Bedroom Two**

10'7 x 8'8 (3.23m x 2.64m)

Double-glazed window to the side elevation and radiator.

### **Exterior**

#### **Rear Garden**

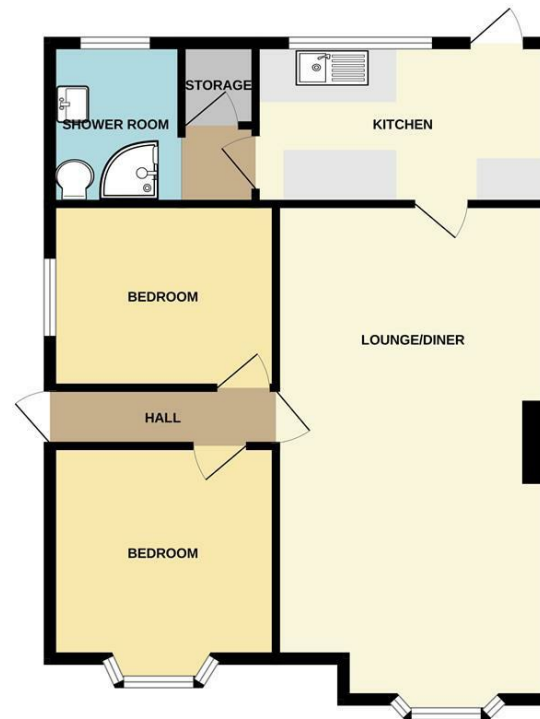
Measures just under 50ft in length and commences with a large decked area and fencing to the boundaries, the remainder being mainly laid to lawn with a pathway through to the Summerhouse/cabin, which has power and light

#### **Front Garden**

Block paved parking to the front.



# GROUND FLOOR



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