



*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.

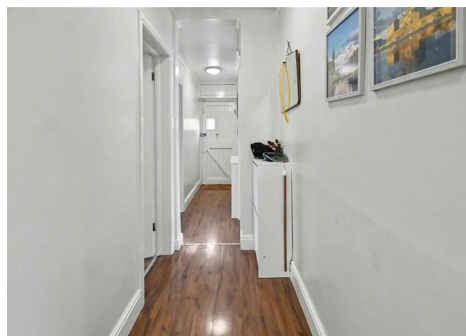
### Exterior

#### 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.



**Mirepresentation Act 1967:** These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc.. and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts



Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: [rp@richardpoyntz.com](mailto:rp@richardpoyntz.com)  
Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A, James R. Poyntz M.N.A.E.A, Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45  
Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.  
Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

