



152 Waarden Road



**RICHARD
POYNTZ**

152 Waarden Road Canvey Island SS8 9BE

£285,000



Nestled on Waarden Road in the charming locale of Canvey Island, this delightful bungalow presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for a serene retreat.

Upon entering, you are welcomed into a spacious reception room that offers ample room for both relaxation and entertaining. The lounge is designed to accommodate a dining table and chairs, providing a perfect setting for family meals or gatherings with friends. The heart of the home is undoubtedly the excellent-sized modern kitchen, which is both functional and stylish. It is equipped with contemporary fittings that will surely delight any cooking enthusiast. The low-maintenance rear garden is a wonderful addition, offering a private outdoor space that can be enjoyed without the burden of extensive upkeep. It is an ideal spot for al fresco dining or simply unwinding in the fresh air.

This bungalow combines comfort and convenience, making it an ideal choice for those seeking to settle in a peaceful area while still being close to local amenities. With its appealing features and inviting atmosphere, this property is not to be missed.



Porch

Composite front door with obscure patterned double-glazed insets giving access to the hallway. Coved to flat plastered ceiling, patterned double-glazed window to the front, panel door with brushed chrome handles to the lounge/diner and bedroom two, radiator, tiled effect laminate style flooring.

Lounge / Diner

23'1 x 9'6 (7.04m x 2.90m)

Dual aspect room with coved to flat plastered ceiling, UPVC double-glazed window to the front and UPVC double-glazed window to the rear and further obscure

patterned glazed window to the side. Two radiators. Feature marble fire surround with chrome fire, panel door to inner hall with brushed chrome handles, vinyl floor covering.

Inner Hallway

Coved to flat plastered ceiling, panel door with brushed chrome handles to the bedroom and shower room, steps down and opening into the kitchen, and laminate style flooring.

Kitchen

13'7 x 7'1 (4.14m x 2.16m)

Much larger than average, flat plastered ceiling, UPVC



half double-glazed door and window to the rear giving access and overlooking the garden, radiator, vinyl floor covering. Modern Cream units with matching drawers all with brushed chrome handles and one of which houses the boiler, butchers block working surfaces over incorporating a white enamel 1¼ drainer sink with chrome mixer taps, four ring gas hob with extractor over and oven under, tiling to splash back areas, plumbing for washing machine, space for upright fridge/freezer, and laminate flooring.

Bedroom One

9'4 x 9'2 into wardrobes (2.84m x 2.79m into wardrobes) Textured ceiling, loft hatch, UPVC double-glazed window to the rear, radiator. A range of fitted wardrobes across one wall, and wood laminate flooring.

Bedroom Two

9'2 x 7'3 (2.79m x 2.21m) Textured ceiling, UPVC double-glazed window to the front, radiator, vinyl floor covering.

Shower Room

Textured ceiling, white tiling to the walls, chrome heated towel rail, large double shower tray with glass shower screen, wall-mounted chrome shower, push flush w/c, sink with waterfalls style chrome mixer tap inset into cupboard, tiling to the floor.

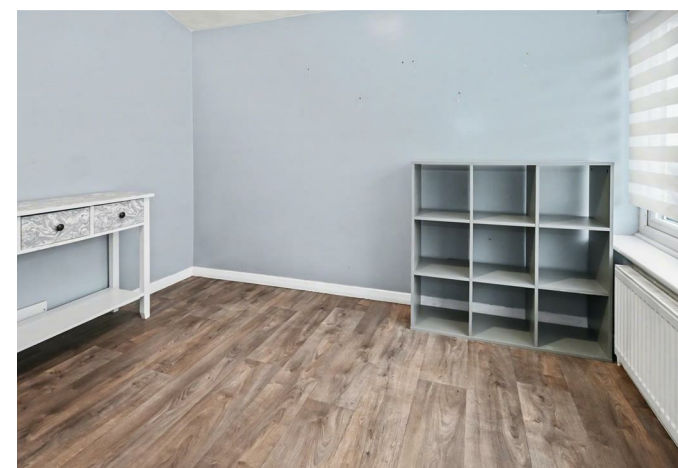
Exterior

Rear Garden

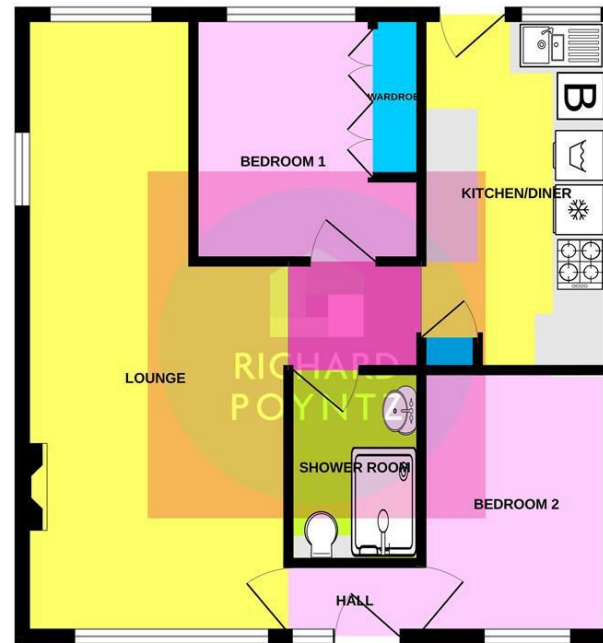
unoverlooked with a blocked paved pathway with patio area, artificial lawn, flower and shrub borders, fencing to the boundaries, shed, outside tap, gates to the side giving access to the front.

Front Garden

Hard standing area for off-street parking for one/two vehicles with railway sleepers enclosing the flower bed with low level fencing to the front.



GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.2 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 by 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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