



017 Hawkesbury Road



**RICHARD
POYNTZ**

017 Hawkesbury Road Canvey Island SS8 0EX

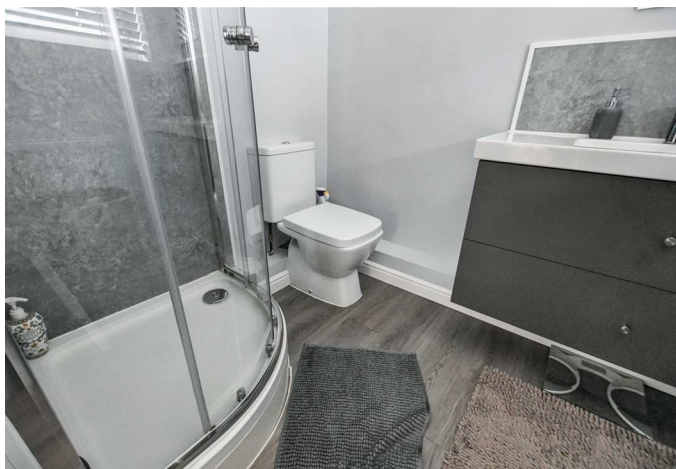
£315,000



NO ONWARD CHAIN – 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 relaxing and entertaining—which leads to a fitted kitchen overlooking the garden, with the oven to remain. An inner lobby provides useful storage, including a cupboard housing the gas-fired boiler, and connects to a modern shower room.

Further benefits include a new main roof and flat roof, both covered by a 10-year guarantee, 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.

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.

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.

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

Block paved to the front.



GROUND FLOOR



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