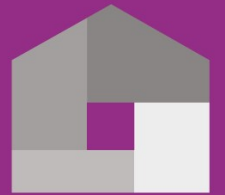




97 Harvest Road



RICHARD  
POYNTZ

**97 Harvest Road  
Canvey Island  
Essex  
SS8 9YF**

**£325,000**



Richard Poyntz & Company is pleased to offer this superb-size three-bedroom semi-detached property for sale in the heart of Canvey Island in a popular residential location close to schools, bus routes, and local shops.

The property has spacious living accommodations throughout, including a ground floor cloakroom, superb size lounge/diner, a modern recently fitted kitchen, and double glazed patio doors giving access to the rear garden. On the first floor are three well-proportioned bedrooms and a three-piece family bathroom. Viewing comes highly recommended.



**Hall**

Wooden Entrance door with access to cloakroom and Lounge

**Cloakroom**

Two Piece Suite with low-level WC and Sink ,  
Laminate flooring

**Lounge/Diner**

23'8x18'3 max (7.21mx5.56m max)  
A good-sized through room , With Double

glazed windows to the front and rear with  
Double Glazed door opening onto the Garen  
and opening to the kitchen with ample space  
for a dining room table, Two Radiators , Stairs  
to the first floor, laminate flooring

**Kitchen**

8'6x7'11 (2.59mx2.41m)  
Double Glazed window to the rear elevation,  
white units and draws at eye and base level,

Working surfaces with space for domestic appliances and inset stainless steel sink, tiling to the walls.

### **First Floor Landing**

Doors of to the accommodation and 2 cupboards

### **Bedroom One**

12'6x11' (3.81mx3.35m )

Double Glazed window, Radiator , Fitted carpet and coved and textured ceiling

### **Bedroom Two**

10'11x10'3 (3.33mx3.12m )

Double Glazed window, Radiator , Fitted carpet and coved and textured ceiling

### **Bedroom Three**

7'8x7'2 (2.34mx2.18m )

Double Glazed window, Radiator , Fitted carpet and coved and textured ceiling

### **Bathroom**

Double Glazed to the rear , a three-piece white suite comprising of low level WC , Wash hand Basin and Bath

### **Front Garden**

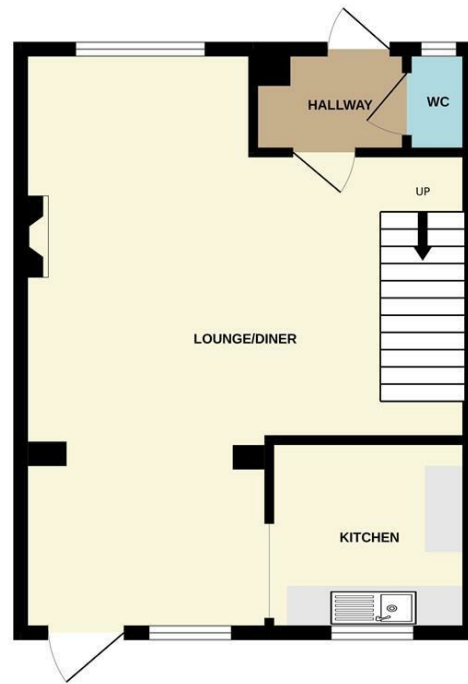
Path Leading to the front door

### **Rear Garden**

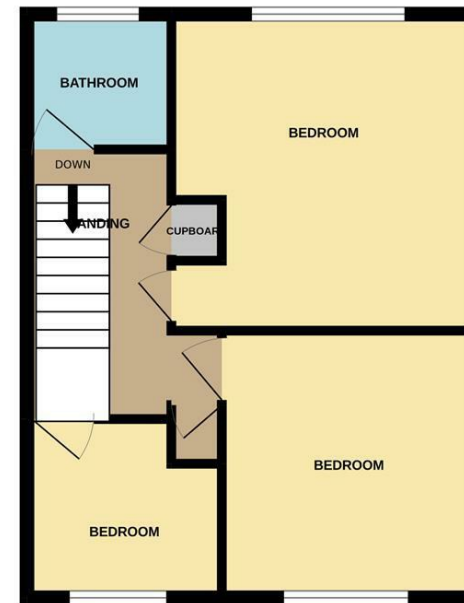
Brick Built Shed ,Patio area and the remainder being laid to lawn with fencing to the boundaries



GROUND FLOOR



1ST FLOOR



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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