



1. Westman Road



**RICHARD
POYNTZ**

1. Westman Road Canvey Island SS8 8LZ

£315,000



A beautifully presented two bedroom detached bungalow situated in the ever-popular Smallgains location.

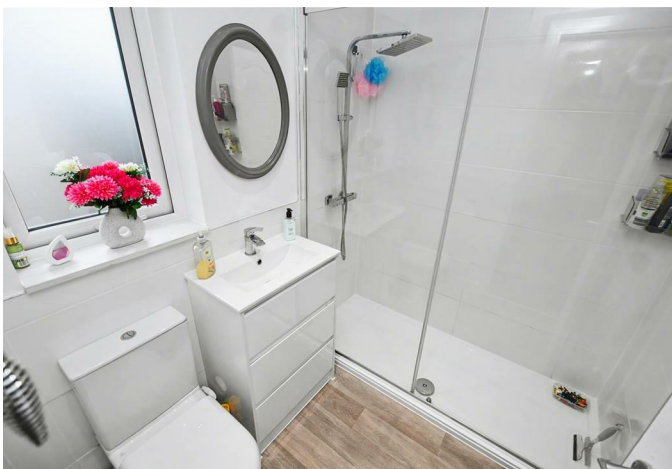
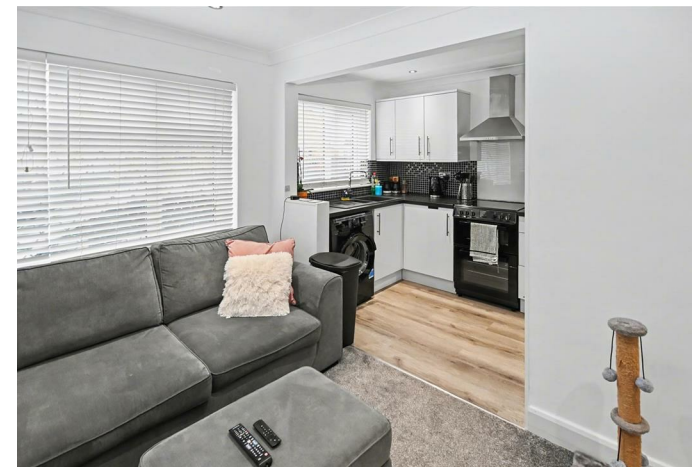
This lovely home is well presented throughout and offers two good-sized bedrooms, making it ideal for downsizers, first-time buyers or anyone looking for comfortable single-storey living.

The accommodation includes a bright and welcoming lounge, a separate dining room and a modern fitted kitchen. A contemporary shower room completes the internal layout, all finished to a clean and well-maintained standard. The property further benefits from double glazing and gas central heating.

Externally, the rear garden has been designed for ease of maintenance and provides an excellent space for relaxing or entertaining. Of particular note is the large workshop, ideal for hobbies, storage or those in need of a practical workspace.

Conveniently located within the sought-after Smallgains area, the property is close to local schools, shops, bus routes, Smallgains Playing Fields and Canvey Heights, making this a practical and well-positioned home.

An internal viewing is highly recommended to fully appreciate all that this bungalow has to offer.



Hall

Double-glazed entrance door into the hall with a cupboard housing a gas-fired boiler, doors off to the lounge, main bedroom, and the shower room

Lounge

12'7 x 9'10 (3.84m x 3.00m)

Double-glazed window to the front and side elevations, open plan to the kitchen and from here opening into the dining area, fitted carpet plus radiator, spotlights, and coving

Kitchen

9'4 x 5'11 (2.84m x 1.80m)

Open plan to the lounge, double glazed window to the front elevation, modern white fronted units and drawers at base level with worksurfaces over, space for domestic appliances including plumbing facilities for washing machine, inset one and a quarter drainer sink with chrome mixer taps, tiling to splashback areas, stainless steel extractor, matching units at eye level, coving to ceiling with inset spotlights,

Dining Room

9'10 x 7' (3.00m x 2.13m)

Off the lounge, double-glazed window to the front elevation, laminate style flooring, radiator, and opening through to the second bedroom.

Bedroom One

10'3 x 10'2 (3.12m x 3.10m)

Double-glazed window to the rear elevation, fitted carpet, radiator,

Bedroom Two

13'2 x 7'1 (4.01m x 2.16m)

Double-glazed French doors opening onto the garden at the side, a good-sized second bedroom, fitted carpet, and coving to the ceiling.

Shower Room

Contemporary shower room finished in crisp white tiling. The room features a sleek walk-in shower with a glass screen and a rainfall shower head, complemented by a modern vanity unit with integrated storage and basin, a close-coupled WC, wood-effect flooring, and a frosted window providing natural light, completing the space, creating a bright, practical, and low-maintenance room ideal for modern living.

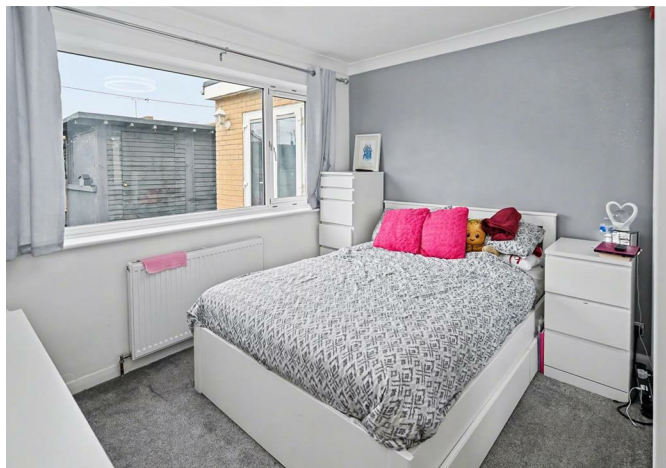
Exterior

Rear Garden

Low maintenance with an attractive patio area, access to the front, a large workshop with power, fenced to the boundaries with low-level borders.

Front Garden

Ample off-street parking for at least two vehicles.



GROUND 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.
Made with Metropix 12/2019

Misrepresentation 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
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.

