



*3, Fern Walk*



**RICHARD  
POYNTZ**

### 3, Fern Walk Canvey Island SS8 9JF

£310,000



Located in this highly sought-after walkway position, just a stone's throw from the local park, playing fields and the popular Linden Way shopping facilities, is this exceptionally spacious three-bedroom semi-detached bungalow offered for sale with no onward chain.

Perfectly positioned for convenient access to Long Road bus routes, Jones's Corner shopping parade and schools catering for all ages, this property is ideally suited for families, downsizers or buyers seeking generous single-storey living in a well-connected location.

The accommodation is arranged around a central entrance hall with three well-proportioned bedrooms situated to the front of the property. To the rear, there is a spacious lounge together with a large kitchen/diner overlooking and opening onto the attractive unoverlooked rear garden. Further accommodation includes a modern shower room and separate w.c.

Properties within this price range offering such generous accommodation and a desirable location are rarely available and therefore we would strongly recommend an internal inspection to fully appreciate all that this home has to offer.



#### Hall

#### Lounge

14'4x10'8 (4.37mx3.25m )

#### Kitchen Diner

14'6 max x 10'9 (4.42m max x 3.28m )

Double glazed window and door to the rear elevation, fitted with a range of modern wall and base units with contrasting work surfaces incorporating inset sink unit, built-in oven and

hob with extractor hood above, space and plumbing for washing machine, space for additional appliances, laminate style flooring and space for dining table and chairs

#### Bedroom One

12'2x12'1 (3.71mx3.68m )

Double glazed window to the front with radiator under,

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### **Bedroom Two**

11'x10'1 (3.35mx3.07m )

UPVC double glazed window to the front elevation with radiator under

### **Bedroom Three**

10'9x 6'4 (3.28mx 1.93m )

Double glazed window to the side, , radiator.

### **Shower Room**

A modern fitted shower room, obscure double glazed UPVC window to the side fully tiled to the walls in ceramics, pedestal wash hand basin with chrome mixer taps, double shower cubicle with glass screen and sliding door with wall mounted electric shower, coving to the ceiling.

### **Toilet**

Low Level WC , Window to the side

### **Front**

Set well back from the pathway by approximately 40ft depth, fenced to either side with low-level hedging to the front and pathway connecting to the front of the property and to the side.

### **Rear Garden**

Unoverlooked and measuring approximately 60ft in length with fencing to the boundaries, large concrete patio area with the remainder being mainly laid to lawn, brick built shed.





TOTAL APPROX. FLOOR AREA 746 SQ.FT. (69.3 SQ.M.)

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