
81 Point Road
RICHARD
POYNTZ

81 Point Road
Canvey Island
Essex
SS8 7TT

Asking Price £300,000

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RICHARD POYNTZ & COMPANY Attractive double-fronted two bedroom detached bungalow occupying a corner plot, popular Point location, direct access to local shops, amenities and bus routes, close to Leigh Beck Junior & Infant School. Features include entrance porch connecting to entrance hall with attractive lounge to the front with double glazed windows to the front and side aspects, superb modern fitted kitchen with various integrated appliances including oven, hob and extractor, fridge/freezer, washing machine and wine cooler all to remain. Totally separate dining room, two well proportioned bedrooms and an attractive three piece bathroom suite with under floor heating. The property also benefits UPVC double-glazing, gas heating via radiators as well as lawned gardens to the side, single garage and additional off-street parking to the front. Viewing comes strongly recommended. EPC Rating - C.











Porch
Half UPVC Georgian style entrance door leading to the entrance porch with UPVC double-glazed Georgian style windows to the front and side aspects with further UPVC door with obscure double-glazed panel leading to entrance hall.

Hall
Flat plastered ceiling, radiator, access to loft via hatch, power points, panel doors off to the accommodation.

Lounge
12'5" x 9'10" (3.78 x 3.00)
UPVC double-glazed Georgian style window to the front and side elevations, radiator, TV and power points, flat plastered ceiling.

Kitchen
10'4" x 9'9" (3.15 x 2.97)
Superb modern kitchen with UPVC double-glazed Georgian style window to the front, 1¼ enamel single drainer sink unit inset to a range of square edge working surfaces with light wood finished units at base and eye level, four ring stainless steel inset gas hob with matching back plate and extractor over adjacent double-oven, integrated fridge/freezer,dishwasher and wine cooler all to remain with Space washing machine. Flat

plastered ceiling with laminate wood flooring. Square arch leading to:-

Dining Room
9'9 x 8'4 (2.97m x 2.54m)
UPVC double-glazed Georgian style window to the front and side elevations, half double-glazed door providing access to the garden, radiator, power points, ample space for six seater table and chairs.

BedroomOne
12'5" x 9'10" (3.78 x 3.00)
UPVC double-glazed Georgian style window to the rear elevation, radiator, power points, flat plastered ceiling.

BedroomTwo
12'5" x 10'0" (3.78 x 3.05)
UPVC double-glazed Georgian style window to the front, radiator, power points, flat plastered ceiling

Bathroom
Superb modern bathroom with obscure double-glazed Georgian style window to the rear elevation and suite comprising of low level w/c, circular wash hand basin inset to vanity unit below, panelled bath with shower over and screening, ceramic tiling to the walls and floor, extractor fan, flat plastered ceiling with down lighting, under floor heating. Chrome heated towel rail.

Front Garden
Being laid lawn with picket fence and brick block hard standing for an additional vehicle.

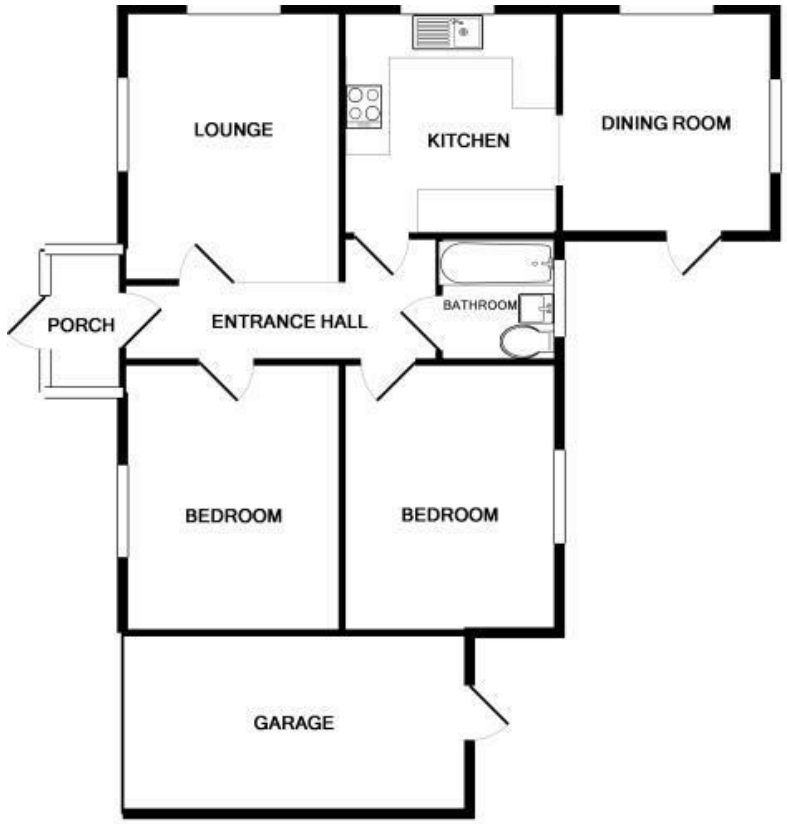
Rear Garden
Mainly concreted rear garden with access to the side pathway and gate leading to the front, to the adjacent side is a lawned garden with fencing to the boundaries, further gate providing access to the front garden.

Garage
Single garage with power and light connected, personal door providing access to the garden and up and over door leading to the front.









TOTAL APPROX. FLOOR AREA 812 SQ.FT. (75.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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