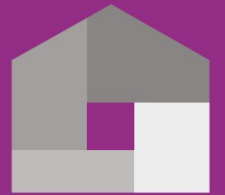




*50. Harvest Road*



**RICHARD  
POYNTZ**



## 50. Harvest Road Canvey Island SS8 9RP

£1,700



### Viewing Arrangements:

To arrange a viewing, please complete the online enquiry form. We will then contact applicants to offer an appointment within our scheduled block viewing times.

We kindly ask that you do not telephone the office regarding viewings, as appointments are arranged from online enquiries only.

Superbly Presented 3/4 Bedroom Semi-Detached Home – Near Canvey Town Centre

Ideally located within walking distance of the Town Centre and offering excellent access on and off the Island, this beautifully presented three/four-bedroom semi-detached home is available to let and finished to a high standard throughout.

The property offers a spacious lounge, a versatile dining room (which could serve as a fourth bedroom or home office), a modern fitted kitchen with oven, hob and extractor, ground floor cloakroom, three good-sized bedrooms and a stylish family bathroom.

Further benefits include double glazing, ample off-street parking and a low-maintenance rear garden.

Tenancy Information:



### Porch

Composite entrance door to the front with obscure double glazed windows giving access into the Porch and access into the lounge.

### Lounge

17'1 x 15'9 (5.21m x 4.80m)

A good-sized lounge, coving to the ceiling, elegantly decorated, double glazed window to the front elevation, staircase leading to the first floor with storage cupboard under, opening into dining room with a step down, plus door to the kitchen/breakfast room, laminate style flooring.

### Dining Room/Play Room/Fourth Bedroom

15'11 x 7'5 (4.85m x 2.26m)

Coving to ceiling, double glazed window to the front, laminate flooring.

### Kitchen/Breakfast Room

12' x 8'8 (3.66m x 2.64m)

A lovely modern fitted kitchen with a flat plastered ceiling and inset spotlights, double glazed window to the rear elevation, modern white units at eye and base level with matching drawers and chrome handles, inset four ring gas hob with oven under and overhead extractor, recess for fridge freezer, cupboard housing warm air gas fired heating system, plumbing facilities for dishwasher or washing machine.





**Outer Lobby**

Flat plastered ceiling, double glazed door connecting to the garden, door connecting to a storage cupboard where there is plumbing facilities for a washing machine, and door to cloakroom.

**Cloakroom**

Coving to ceiling, obscure double glazed window to the side elevation, suite comprising low level wc, washhand basin with chrome mixer taps.

**First Floor Landing**

Coving to flat plastered ceiling, double glazed window to the side elevation, storage cupboard.

**Bedroom One**

14' x 9' (4.27m x 2.74m)

A good-sized master bedroom, coving to the ceiling, fitted carpet.

**Bedroom Two**

12' x 9' (3.66m x 2.74m)

Double glazed window to the rear elevation, coving to ceiling, access to the loft, fitted carpet.

**Bedroom Three**

11'1 max x 6'7 (3.38m max x 2.01m)

A good-sized third bedroom, coving to ceiling, double glazed window to the front elevation.

**Bathroom**

A stunning and very stylish bathroom with a flat plastered ceiling and inset spotlights, obscure double glazed window to the rear elevation, tiling to the walls in ceramics, feature mirror tiles tiling to floor, suite comprising of a sink onto tiled mounts with waterfall style mixer taps, floating inset wall mounted push flush wc, panelled bath with shower screen overhead, chrome shower attachment.

**Exterior****Front Garden**

Shingled with ample off street parking.

**Rear Garden**

Well maintained with a decked area, artificial lawn, fenced to the boundaries, outside tap, and outside power point.





GROUND FLOOR



1ST FLOOR



While 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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