



50. Harvest Road



**RICHARD
POYNTZ**

50. Harvest Road Canvey Island SS8 9RP

£357,500



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

Situated just a short stroll from Canvey Island's bustling Town Centre and offering excellent access on and off the Island, we are delighted to offer for sale this impressive three/four-bedroom semi-detached house, which, in our opinion, has been finished to an exceptionally high standard throughout.

Step inside to discover a spacious and elegant front lounge, perfect for relaxing or entertaining. This leads into a versatile dining room, which could easily serve as a fourth bedroom or home office, depending on your needs. To the rear of the property, you'll find a sleek and contemporary fitted kitchen, complete with oven, hob, and extractor—all to remain. From the kitchen, a handy lobby area provides access to a ground floor cloakroom and the rear garden.

Upstairs, the first floor hosts three beautifully decorated bedrooms, along with a stylish three-piece family bathroom featuring modern fixtures and fittings.

The home benefits from double glazing throughout, ensuring comfort and energy efficiency. Externally, there is ample off-street parking to the front and a low-maintenance rear garden, ideal for those who prefer relaxing over mowing!

Early viewing is strongly advised to appreciate all this wonderful home has to offer.



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.

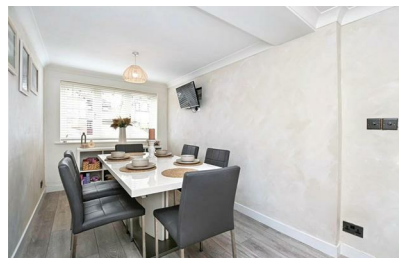
Exterior

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.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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