



11 Cottesmore Close



RICHARD
POYNTZ

11 Cottesmore Close
Canvey Island
SS8 0EA

Guide Price £250,000



Guide Price: £ 250,000 to £300,000

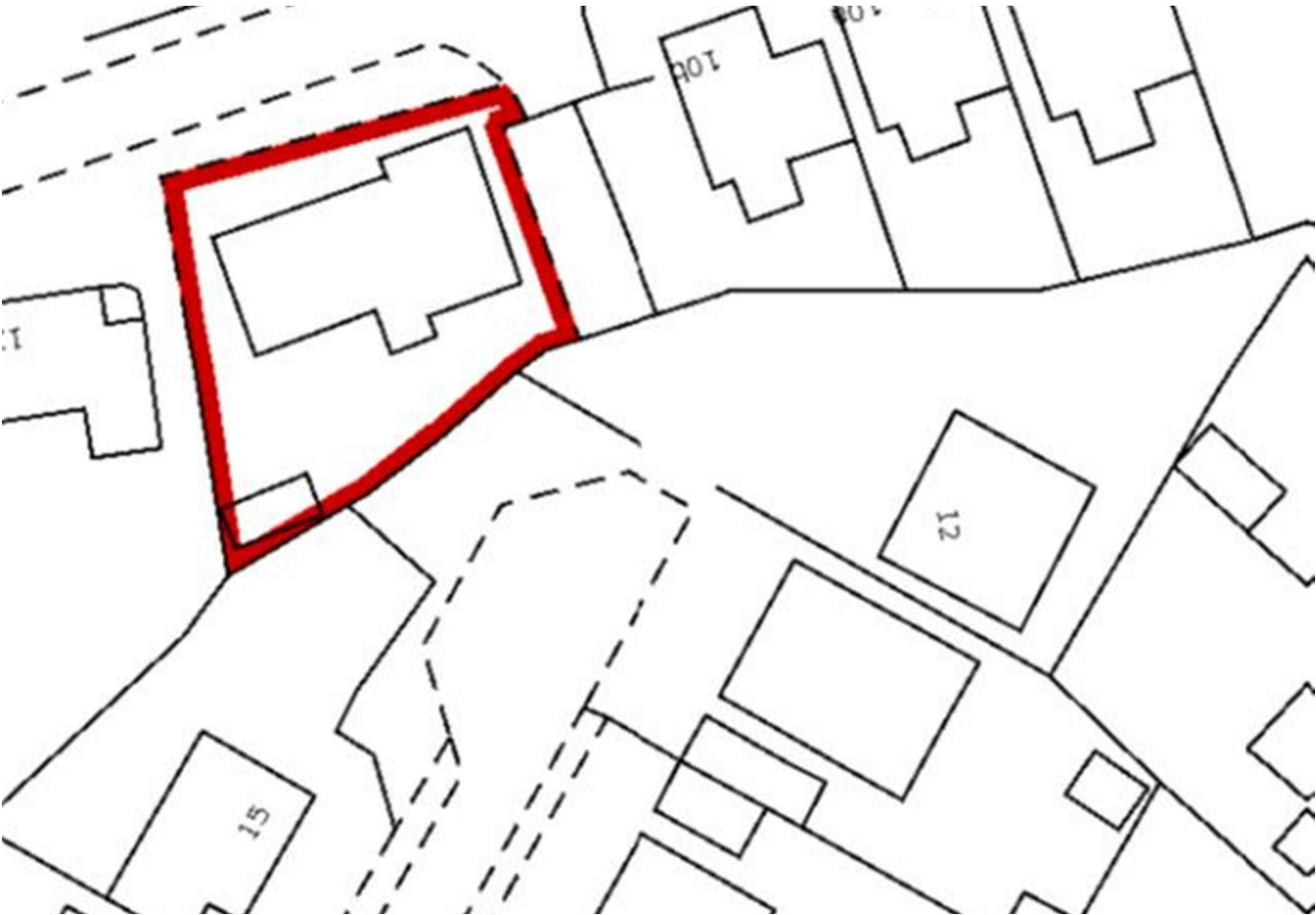
Situated within this highly sought-after cul-de-sac, conveniently located close to the town center, is this three-bedroom timber-framed, roughcast bungalow occupying a particularly wide and irregularly shaped plot.

In our opinion, the property offers excellent redevelopment potential, subject to obtaining all necessary planning permissions and consents.

The plot measures approximately 72 wide at the front . Prospective purchasers should refer to the Title Plan for the precise boundaries, as the plot is irregularly shaped. The rear garden is overgrown in places.

All offers must be submitted in writing by 12 noon on Monday 12th October 2026.

All measurements are provided for guidance only, and prospective purchasers are strongly advised to carry out their own measurements and investigations before making an offer.



- Hall**

Lounge
22'4 x 11'5 (6.81m x 3.48m)

Kitchen
15'02 8'06 (4.62m 2.59m)

Bedroom One
18'4 x 9'5 (5.59m x 2.87m)

Ensuite
- Bedroom Two**
11'5 x 10'3 (3.48m x 3.12m)

Bedroom Three
9'9 x 7'9 (2.97m x 2.36m)

Bathroom



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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



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