



3 Hawkesbury Road



**RICHARD
POYNTZ**

3 Hawkesbury Road Canvey Island SS8 0EX

OIEO £350,000



Spacious semi-detached bungalow offers a delightful blend of comfort and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking a peaceful retreat.

Ideally located with local infant/junior school and local Doctors all within walking distance.

As you enter, you are greeted by a good-size hall with super-sized lounge leading on to the rear garden providing an inviting space for relaxation and entertainment. creating a warm and welcoming atmosphere. The modern kitchen is well equipped with contemporary fittings that make cooking a pleasure, with separate Utility room also.

The main bedroom boasts the added luxury of an en-suite, providing privacy and convenience, with two further good sized bedrooms. The stunning bathroom, designed with elegance in mind, further enhances the appeal of this lovely bungalow.

The property offers a comfortable lifestyle in a desirable location. With its generous living spaces and thoughtful design, it is an ideal choice for anyone looking to settle in Canvey Island. Don't miss the opportunity to make this charming bungalow your own.



Porch

The property is approached via a central UPVC half double-glazed entrance door leading to the entrance porch with tiled floor, further UPVC double-glazed windows to the front and side, obscure double-glazed door leading to the main entrance hall

Hall

20' in depth (6.10m in depth)
Laminate wood flooring, radiator, flat plastered ceiling, access to loft via hatch, power points, twin doors providing access to airing and storage cupboards, panelled doors leading to the accommodation.

Lounge

18'3 x 17' maximum reducing to 14'6 at one point (5.56m x 5.18m maximum reducing to 4.42m at one poi)
UPVC double-glazed windows and matching double-glazed French

doors leading directly onto the rear garden, two radiators, tv and power points, laminate wood flooring continued, flat plastered ceiling with downlighting.

Kitchen

11' x 9'2 (3.35m x 2.79m)
UPVC double-glazed window overlooking the rear garden and obscure double-glazed door to the side providing access, range of rolled edge worksurfaces to three sides, gloss finished units at base and eye level, one and a half stainless steel inset sink unit, stainless steel four-ring gas hob with matching oven below and extractor/canopy over to remain, plumbing and space for dishwasher, space for fridge freezer, laminate wood flooring continued, flat plastered ceiling with downlighting, part tiling to one wall.

Utility Room

8'8 x 4'10 (2.64m x 1.47m)

One and a quarter stainless steel sink unit inset to a range of rolled edge worksurfaces with units at base and eye level, plumbing and space for washing machine and tumble dryer, Valiant wall-mounted boiler, radiator, laminate wood flooring continued, splashback tiling.

Bedroom One

12' x 11' (3.66m x 3.35m)

Feature UPVC double-glazed square bay window to the front elevation, radiator, power points, flat plastered ceiling, fitted wardrobe cupboard, various power points, panelled door leading to en-suite

En-suite

Obscure double-glazed window to the side elevation with fully tiled shower and screening, wash hand basin inset to a vanity unit below and incorporating a low-level push flush wc to the side, chrome heated towel rail, complimentary ceramic tiling to balance of walls and floor, flat plastered ceiling with extractor.

Bedroom Two

11' x 11' (3.35m x 3.35m)

UPVC double-glazed window to the front elevation, radiator, power points, flat plastered ceiling.

Bedroom Three

11' x 8' (3.35m x 2.44m)

UPVC double-glazed window to the side elevation, radiator, power points, flat plastered ceiling.

Bathroom

Superb family bathroom with suite comprising a 'P' style panelled bath with fitted shower and screen over, large wash hand basin inset to various cupboards below and incorporating low level push flush wc to the side, chrome heated towel rail, complimentary ceramic to the walls and floor, flat plastered ceiling with downlighting and extractor

Exterior

Rear & Side Garden

To the side of the property is a raised decked area which continues to the rear with pathways, with the main rear garden being laid to lawn, established trees and shrubbery, fenced to boundaries.

Front Garden

A resin frontage and drive providing off-street parking for 3 to 4 vehicles



GROUND FLOOR
989 sq.ft. (91.8 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.8 sq.m.) approx.
Whilst 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 is given as to their operability or efficiency at the time.
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