



29 Athos Road





# 29 Athos Road Canvey Island SS8 8EQ

£279,500

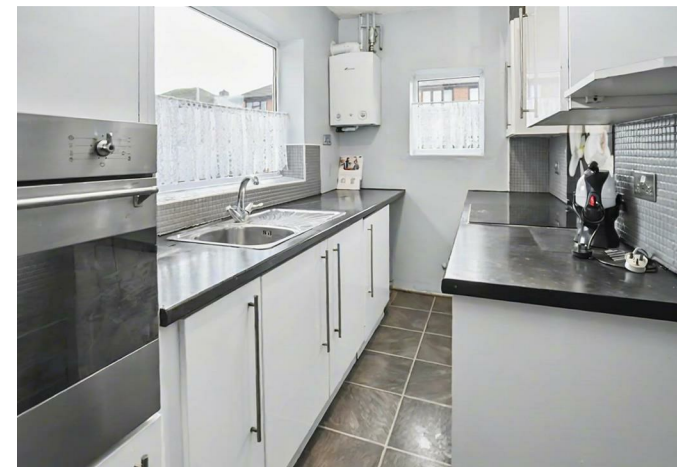


Nestled in the desirable Newland area of Canvey Island, this charming semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. Offered with no onward chain, this property is perfect for first-time buyers, downsizers, or anyone looking for a peaceful retreat.

The bungalow features two generously sized double bedrooms, providing ample space for relaxation and rest. The well-appointed lounge is a highlight of the home, boasting French doors that open directly into the garden, allowing for a seamless flow between indoor and outdoor living.

The property is situated in a popular location, making it ideal for those who appreciate a friendly community and easy access to local amenities. With its practical layout and potential for personalisation, this bungalow is a blank canvas ready for you to make it your own.

Don't miss the chance to view this lovely home and envision the possibilities it holds for you.



## Entrance Porch

The property is approached via a composite entrance door with obscure double-glazed panels leading to the entrance porch, with a dado rail, obscure double-glazed windows to both sides and a part-glazed door leading to the lounge.

## Lounge

16' x 9' (4.88m x 2.74m)

UPVC double-glazed French-style doors leading onto the rear garden with obscure UPVC double-glazed stained glass window to the side elevation,

dado rail, tv and power points, radiator, coved and flat plastered ceiling, archway leading to inner hallway.

## Inner Hall

Panelled door to the airing cupboard housing a hot water cylinder and storage, dado rail, and access to the loft via a hatch, panelled doors leading to the accommodation.

## Kitchen

10' x 5'7 (3.05m x 1.70m)

UPVC double-glazed windows to the side and front

elevations, single drainer stainless steel sink unit inset to a range of rolled edge worksurfaces with white gloss units at base and eye level, four-ring electric hob with adjacent stainless steel single oven, both to remain, plumbing and space for domestic appliances, wall-mounted boiler, splashback tiling and power points.

### **Bedroom One**

12'10" x 10' (3.91m x 3.05m)

A particular good size with UPVC double-glazed window to the front elevation, dado rail, TV point, power points, radiator, and coved ceiling.

### **Bedroom Two**

12' x 10' (3.66m x 3.05m)

Again a good-sized second bedroom with UPVC double-glazed window overlooking the rear garden, radiator, coved to ceiling, power points and TV point.

### **Shower Room**

Obscure double-glazed window to the rear elevation, modern white suite comprising a low-level flush wc, wash hand basin inset to a vanity unit below, fully enclosed and tiled shower with glass screen, radiator, coved to ceiling with down lighting, extractor fan, half ceramic splashback tiling to some of the walls.

### **Exterior**

#### **Rear Garden**

Being mainly paved to patio with fencing to the boundaries.

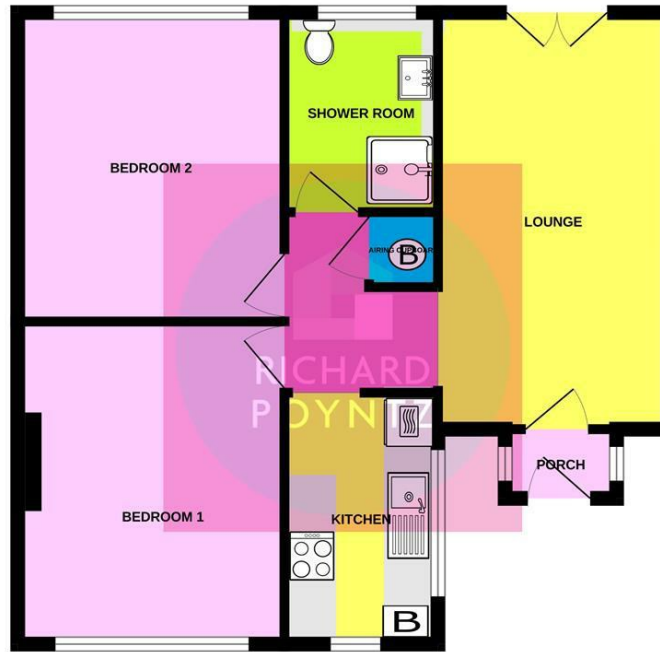
#### **Front Garden**

Being mainly laid to lawn with a driveway providing off-street parking for one vehicle.





GROUND FLOOR  
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 586 sq.ft. (54.5 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 as to their operability or efficiency can be given.  
Made with Metropix (2025)

**Misrepresentation Act 1967:** These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

**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



Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: [rp@richardpoyntz.com](mailto:rp@richardpoyntz.com)  
Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45  
Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.  
Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

