



*23 Athos Road*



**RICHARD  
POYNTZ**



# 23 Athos Road Canvey Island SS8 8EQ

£260,000



Attractive detached one bedroom bungalow offered For Sale with NO ONWARD CHAIN! Situated in a popular location within a reasonable walking distance of recreational playing fields and the sea wall. The property features include central Entrance Porch, connecting to a spacious and elegant lounge with a feature bay window. Modern fitted kitchen with integrated appliances and door providing access to the rear garden. Double bedroom with handy dressing room/storage room off and completing the accommodation is a modern three piece shower room. Externally there are patio and lawned rear gardens with off street parking for one vehicle to the front. Viewing comes strongly advised!



## ENTRANCE PORCH

The property is approached via central Upvc Entrance door with obscure double glazed panels leading to the Entrance Porch with flat plastered ceiling. Panelled doors leading to airing cupboard housing wall mounted boiler and storage. Wood flooring. Further wood panelled doors leading to accommodation off.

## LOUNGE

15'10 x 11'2 (4.83m x 3.40m)  
A good size and elegant room. Upvc double glazed

feature lead bay window to the front. One radiator. Tv and power points. Coved and flat plastered ceiling. Wood flooring continued.

## KITCHEN

10'7 x 7'7 (3.23m x 2.31m)  
With Upvc double glazed lead window overlooking the rear garden and matching half Upvc double glazed lead door to the side proving access. 1 1/4 single drainer stainless steel sink unit inset into a range of modern rolled edge work tops to three sides. White gloss units at base and eye level. Four



ring stainless steel gas hob with fitted extractor over, with adjacent fitted oven and microwave, all to remain. Plumbing and space for washing machine. Space for fridge freezer. Coved and flat plastered ceiling. Ceramic splash back tiling. Power points.

### **BEDROOM**

10'1 x 8'5 (3.07m x 2.57m)

Upvc double glazed window overlooking rear garden. Radiator. Power points. Flat plastered ceiling. Access to loft via hatch. Opening providing access to Dressing/Storage room.

### **DRESSING/STORAGE ROOM**

7'7 x 7'5 (2.31m x 2.26m)

Flat plastered ceiling. Down lighting. Power points.

### **SHOWER ROOM**

Located off of the main hall with obscure Upvc double glazed lead window to the side elevation. Modern suite comprising of low level wc, large wash hand basin inset into various vanity cupboards below, fully tiled shower with screen. Complementary ceramic tiling to the balance of walls and floor. Radiator. Flat plastered ceiling.

### **REAR GARDEN**

Commencing with brick block patio with the remainder being laid to lawn. Fencing to boundary. External tap and external lights. Side pathway and gate providing access to the front.

### **FRONT GARDEN**

Being mainly laid to lawn with pathway and driveway to the side providing pff street parking for one vehicle.

### **GARAGE**

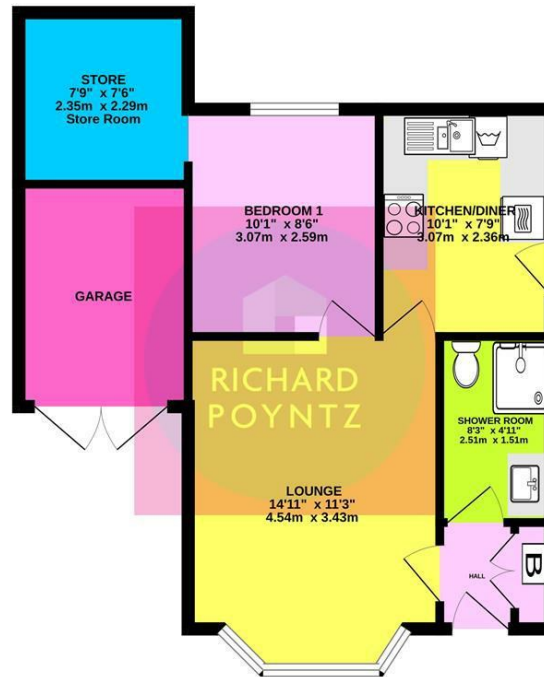
9'2 x 7'8 (2.79m x 2.34m)

With power and light connected. Twin opening doors. STORAGE ONLY.





GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 521 sq.ft. (48.4 sq.m.) approx.  
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