



66 Hallet Road



**RICHARD
POYNTZ**

66 Hallet Road Canvey Island Essex SS8 8LJ

£400,000



Nestled on Hallet Road in the charming area of Canvey Island, this impressive detached bungalow offers a perfect blend of comfort and convenience. With three generously sized bedrooms, including one with an en suite shower room, this property is ideal for families or those seeking extra space. Upon entering, you are welcomed by a spacious hallway that leads to a bright and airy lounge dining area, perfect for entertaining guests or enjoying family time. The excellent-sized kitchen is easily accessible, making meal preparation a delight. The modern wet room adds a touch of contemporary style and functionality to the home.

The bungalow boasts a wide rear garden, featuring both block paving and a lush lawn, providing an excellent outdoor space for relaxation or play. Additionally, the property benefits from a blocked paved driveway and a garage equipped with an electric roller shutter door, ensuring ample parking and security. Situated close to Smallgains Playing Fields and within a short distance of Leigh Beck Infants and Junior School, this location is ideal for families with children. The property is offered with no onward chain, allowing for a smooth and straightforward purchase process. With gas-fired central heating, this bungalow promises warmth and comfort throughout the year.

This delightful home on Hallet Road is a rare find, combining spacious living with a convenient location. It is a must-see for anyone looking to settle in a welcoming community.



Hallway

UPVC entrance door to the front with obscure double-glazed insets giving access to a spacious 'L' shaped hallway with coved textured ceiling, loft hatch, dado rail, radiator, doors off to the accommodation, door to airing cupboard housing hot water cylinder, wood laminate style flooring.

Lounge

17'7 x 12'10 (5.36m x 3.91m)
Excellent-sized lounge located at the front of the property, which has a coved textured ceiling, UPVC double-glazed bay window to the front elevation, radiator, feature brick fire surround, wood wood-style laminate flooring.

Dinning Area

10'11 x 10'10 (3.33m x 3.30m)
Another spacious room with a coved textured ceiling, UPVC

double-glazed window to the rear elevation, radiator, dado rail, wood style laminate flooring, and opening to the kitchen.

Kitchen

11'2 x 10'10 (3.40m x 3.30m)
Excellent sized room with textured ceiling with feature exposed beams, UPVC double glazed window to the rear elevation plus UPVC door with obscure double glazed insets to the rear elevation giving access to the garden, radiator, tiling to splash backs, wall mounted boiler, traditional wood units at base and eye level with matching drawers and handles, rolled top worksurfaces over incorporating one and a quarter sink and drainer with chrome mixer taps, four ring gas hob with oven under and chimney style extractor over, wood style laminate flooring.



Bedroom One

12'5 x 10'11 (3.78m x 3.33m)

A good-sized double bedroom which has a coved textured ceiling with a ceiling rose, UPVC double-glazed window to the rear elevation, radiator, a range of fitted wardrobes with top boxes, door to an en-suite shower room, and wood laminate style flooring.

En Suite Shower Room

Textured ceiling, obscured glazed window to the side elevation, part tiling to walls, radiator, tiling to floor, three-piece white showering suite comprising a push flush wc, sink with chrome mixer taps inset into a white gloss vanity unit, shower tray with glass door, wall-mounted chrome shower.

Bedroom Two

12'4 x 9'3 (3.76m x 2.82m)

A further good-sized double bedroom with a coved textured ceiling with a ceiling rose, UPVC double-glazed window to the front elevation, radiator, fitted wardrobes across one wall, and wood-style laminate flooring.

Bedroom Three

9'3 x 7'11 (2.82m x 2.41m)

Another good-sized bedroom with coved textured ceiling and ceiling rose, UPVC double-glazed window to the front elevation, radiator, wood-style laminate flooring

Wet Room

A modern and contemporary room with a coved flat plastered ceiling, obscured UPVC double-glazed window to the rear elevation, attractive part-tiled walls, radiator, modern three-piece suite comprising a push flush wc, sink with chrome mixer taps into a white gloss vanity unit, wall-mounted chrome shower, anti-slip flooring with drainage and a glass shower screen.

Exterior

Garage

Has an electric roller shutter door with power and light connected, door giving access to the garden, plus a window.

Rear Garden

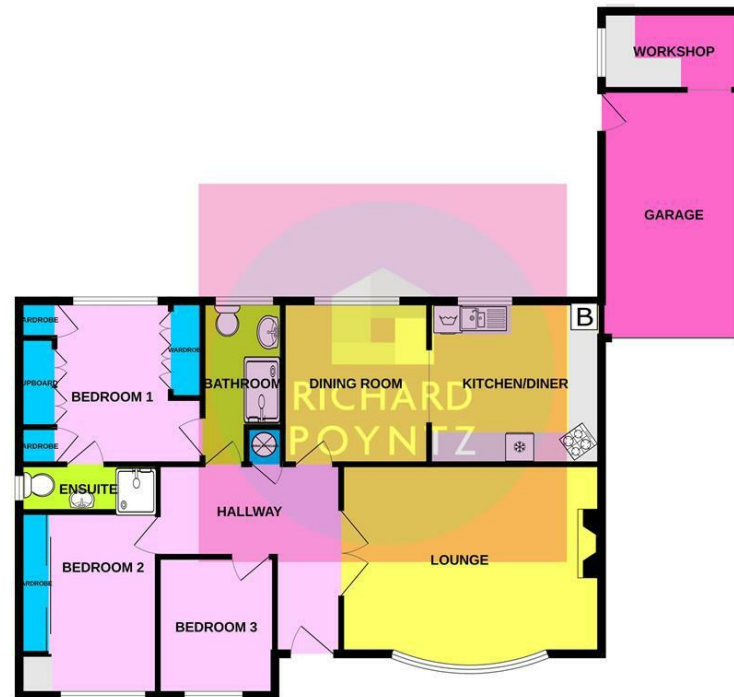
Large block paved patio area with complementary pathway, lawned areas, raised bedding for plants, fenced to boundaries, gate giving access to the front of the property, and outside tap.

Front Garden

Has a large block paved driveway, part of which leads to the garage, a step up into the entrance door, fencing, and railings to the boundaries



GROUND FLOOR
1212 sq.ft. (112.6 sq.m.) approx.



TOTAL FLOOR AREA: 1212 sq ft. (112.6 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.
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