



47 Denham Road



**47 Denham Road
Canvey Island
Essex
SS8 9HB**

OfferOver £300,000



Richard Poyntz & Company offers an exceptional double-fronted detached bungalow with two bedrooms in a prime location on a spacious plot. You will be delighted with the short distance to Jones's Corner and Canvey's Town Centre, with schools, shops, and bus routes all within proximity. The beautiful property features an elegant lounge, two spacious double bedrooms, an outstanding modern fitted kitchen, and a modern bathroom. Additionally, there is a larger-than-average garage, off-street parking, and a good-sized Westerly-facing rear garden. A viewing is highly recommended as you must see it for yourself!



Hall

Entrance door with doors off to the accommodation

Lounge

11'3x11'2 (3.43mx3.40m)
Double Glazed door and window to the rear elevation, radiator

Kitchen

11'2x7'4 (3.40mx2.24m)
Double-glazed door and window to the rear, Tiling to the floors. With modern cream gloss units at eye and base level, inset steel sink and inset ceramic hob and oven at eye level coving to ceiling and spotlights

Bedroom One

11'2x10'10 (3.40mx3.30m)
Double Glazed window to the front , radiator

Bedroom Two

10'11x10'6 (3.33mx3.20m)

Double Glazed window to the front and radiator

**Bathroom**

Double-glazed window to the rear, A white three-piece suite with bath, pedestal wash hand basin and low-level WC. Tiling to floors and walls

**Front Garden**

Ample parking at the front, block paved and access to the garage

Rear Garden

Large Westerly garden with large patio area and the remainder artificial lawn. Access to the office / Store at the rear of the property and a covered seating area to the rear. Fencing to the boundaries

Garage

Larger than average and with office/ store to the rear

GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.



DETACHED BUNGALOW

TOTAL FLOOR AREA: 845 sq.ft. (78.5 sq.m.) approx.
Whilst every care has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee as to their operability or efficiency can be given.
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