



*196 Canvey Road*



**RICHARD  
POYNTZ**



# 196 Canvey Road

## Canvey Island

### SS8 0QE

£410,000



Situated in a highly convenient location close to RSPB West Canvey Marsh, nearby retail parks including M&S Foodhall and Morrisons, and offering excellent access routes with Benfleet Station within easy reach, this spacious and extended five-bedroom semi-detached home provides flexible accommodation ideally suited to multi-generational living.

The ground floor offers impressive versatility, featuring a ground-floor bedroom or small lounge, complemented by a shower room – perfect for relatives, guests, or even a teenager who wants independence without actually leaving home. There is also a spacious and welcoming main lounge, ideal for relaxing evenings.

At the heart of the home is a large kitchen/family hub, well equipped with oven, hob and extractor, and finished with bi-folding doors that open directly onto a low-maintenance rear garden, seamlessly blending indoor and outdoor living.

Further ground-floor benefits include a utility room and an additional large storage area, which is of sufficient size to create a small study or home office – because even traditional homes need somewhere to hide paperwork these days.

On the first floor are four well-proportioned bedrooms and a family bathroom. A steep staircase leads to a loft room, featuring a Velux-style window, making it ideal for use as an occasional bedroom, hobby



**Hall**  
Double-glazed entrance door into the hall with an adjacent double-glazed window to the front elevation, tiling to floors with underfloor heating, open through to the kitchen/diner, doors off to the remainder of the accommodation, flat plastered ceiling, stairs connecting to the first floor

**Lounge**  
21'6 reducing to 18'5 x 14'9 (6.55m reducing to 5.61m x 4.50m)  
A good-sized lounge with a large double-glazed bay window to the front elevation, coving to flat plastered ceiling, cupboard housing gas-fired boiler, part wallpaper decor, mock feature fireplace, fitted carpet.

**Kitchen/Dining/Breakfast Room**  
22'7 reducing to 9'3 x 11'4 reducing to 7'1 (6.88m reducing to 2.82m x 3.45m reducing to 2.16m)  
Large double-glazed bi-folding door opening onto the garden,

adjacent double-glazed window to the rear elevation, and a door connecting to the utility room, tiling to floors with the dining area having underfloor heating, part wallpaper decor, flat plastered ceiling, ample space for dining room table, the kitchen area has a modern range of gloss cream units and drawers at base level with worksurfaces to both sides, inset five ring stainless steel Neff gas hob with overhead stainless steel extractor, inset white one and a quarter drainer sink with chrome style mixer taps, tiling to the splashbacks, matching units at eye level.

**Utility Room**  
8'1 x 4'6 (2.46m x 1.37m)  
Double-glazed to the rear elevation, work surfaces with space and plumbing facilities for a washing machine under, units at eye level.

**Groundfloor Fifth Bedroom/Small Reception**  
9'4 x 5'9 (2.84m x 1.75m)  
Double-glazed window to the front elevation, radiator, flat plastered ceiling



**Large Coat Cupboard/Small Study**

5'9 x 5'3 (1.75m x 1.60m)

This could be utilised as an additional study or is currently utilised as a large storage.

**Groundfloor Shower Room**

Modern suite comprising a combined low-level wc and vanity unit, large walk-in tiled shower cubicle with glass screen and wall-mounted shower which is powered off the boiler, underfloor heating, and chrome towel rail.

**First Floor Landing**

Doors off to the accommodation, double-glazed window to the front elevation, a door which connects to a steep staircase connecting to a loft room or a potential further bedroom, flat plastered ceiling, and part wallpaper decor.

**Bedroom One**

11'4 x 8'8 (3.45m x 2.64m)

Double-glazed window to the rear elevation, radiator, coving to flat plastered ceiling.

**Bedroom Two**

11'9 x 9'7 (3.58m x 2.92m)

Double-glazed window to the front elevation, radiator, coving to flat plastered ceiling.

**Bedroom Three**

9'2 x 6'1 (2.79m x 1.85m)

Double-glazed to the front elevation, radiator, flat plastered ceiling.

**Bedroom Four**

6'2 x 5'8 (1.88m x 1.73m)

Double-glazed window to the rear elevation, coving to the ceiling, currently used as a dressing room.

**Bathroom**

Double-glazed window to the rear elevation, shaped white panelled bath with shower screen and wall-mounted shower operated off the boiler, vanity unit with inset wash hand basin, chrome mixer tap, close-coupled low-level wc, chrome towel rail.

**Loft Room**

18'1 x 9' approximately (5.51m x 2.74m approximately)

Accessed via a steep staircase with a Velux-style window set into the roof to the rear elevation, boarded and with power, height restricted via the eaves.

**Exterior**

**Front Garden**

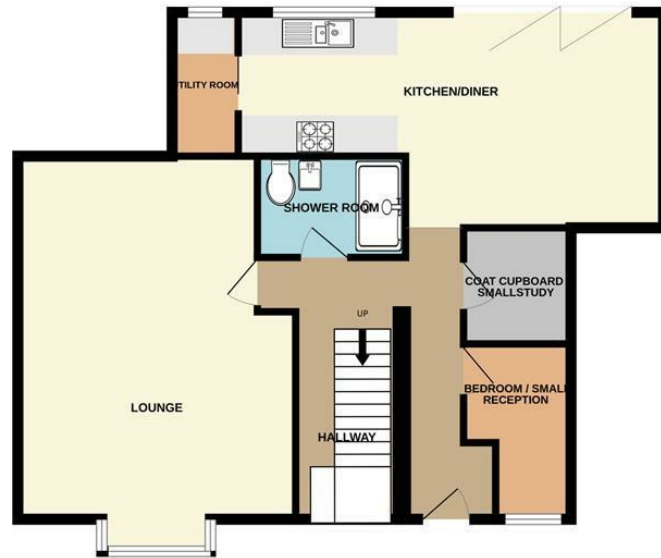
Parking to the front, outside tap.

**Rear Garden**

Laid to artificial lawn with fencing to the boundary, outside shed, and external tap.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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