



67 Hawkesbury Road



**RICHARD
POYNTZ**

67 Hawkesbury Road Canvey Island SS8 0EY

£250,000



Nestled on Hawkesbury Road in the charming Canvey Island, this delightful timber roughcast semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. With two generously sized bedrooms, this property is perfect for small families, couples, or individuals looking for a peaceful retreat. As you approach the bungalow, you will be greeted by a large frontage that includes a driveway and a garage, providing ample parking space. The spacious rear garden offers a wonderful outdoor area, ideal for gardening enthusiasts or for enjoying sunny afternoons with family and friends. or even extending the property like neighbouring properties have done, subject to planning permission.

Upon entering, you will find a welcoming porch that leads into a well-proportioned lounge that gives access to the spacious kitchen, complete with a lean-to that adds extra utility and space. The living area is designed for relaxation, making it a perfect spot to unwind after a long day. The bathroom is conveniently located, serving both bedrooms with ease. This property benefits from gas-fired central heating, ensuring warmth and comfort throughout the colder months. Its prime location means you are just a stone's throw away from essential amenities, including doctors' surgeries, bus routes, schools, and the Canvey Retail Park, making daily life both convenient and enjoyable.

With no onward chain, this bungalow offers the exciting prospect of putting your own personal stamp on the property. Whether you are looking to move in straight away or wish to make some enhancements, this home is ready for your vision. Do not miss the chance to make this lovely bungalow your own in the heart of Canvey Island.



Porch

UPVC entrance door to the side elevation with obscure double-glazed insets giving access to the porch, which has a textured ceiling, obscured window to front elevation, wallpaper decoration, radiator, door to lounge, carpet.

Lounge

12'1 x 12 (3.68m x 3.66m)

A good-sized lounge with a textured ceiling, window to the front elevation, radiator, wallpaper decoration, a feature York stone fireplace with doors off to the kitchen and bedroom one, carpet.

Kitchen

11'6 x 8'5 (3.51m x 2.57m)

Textured ceiling, window to the rear and side elevations, plus glazed internal door giving access to the Lean-to, tiling to splash back areas, radiator, traditional units at base and eye level with rolled top worksurface over, stainless steel sink and drainer with chrome taps, vinyl floor covering, door to bathroom and bedroom two.

Lean-to

Solid roof with windows to three aspects, double-glazed double-opening doors to the rear elevation giving access to the garden, and a door to the side also giving access to the garden area.

Bedroom One

12'1 x 9'9 (3.68m x 2.97m)

A good-sized double bedroom with a flat plastered ceiling, loft hatch, window to the front elevation, radiator, wallpaper decoration, wardrobes with overhead top boxes, and carpet.

Bedroom Two

11'6 x 7'5 (3.51m x 2.26m)

Another good-sized bedroom with a textured ceiling, a window to the rear elevation, a radiator, and carpet.

Bathroom

Wallpaper ceiling, obscured window to rear elevation, wall-mounted boiler, chrome heated towel rail, vinyl floor covering, part tiling to walls, three piece suited comprising a push flush wc, panelled bath with chrome mixer taps and shower attachment, sink with chrome mixer taps set into vanity unit below.

Exterior**Rear Garden**

Commences with a hardstanding area with a miniature brick-built wall, hardstanding pathway with lawn either side, further fencing to the rear of the garden with a further lawned area and bedding, fenced to boundaries.

Front Garden

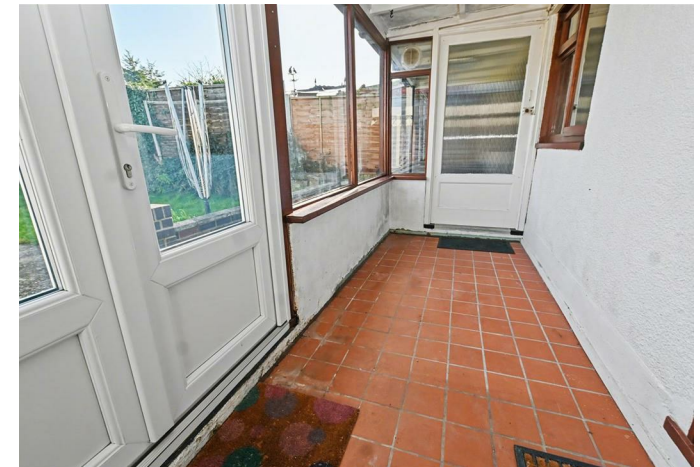
Has a hardstanding driveway providing off-street parking, a large lawned area, decorative stones to one side, various shrubs, plants etc, etc., and fencing to boundaries.

Garage

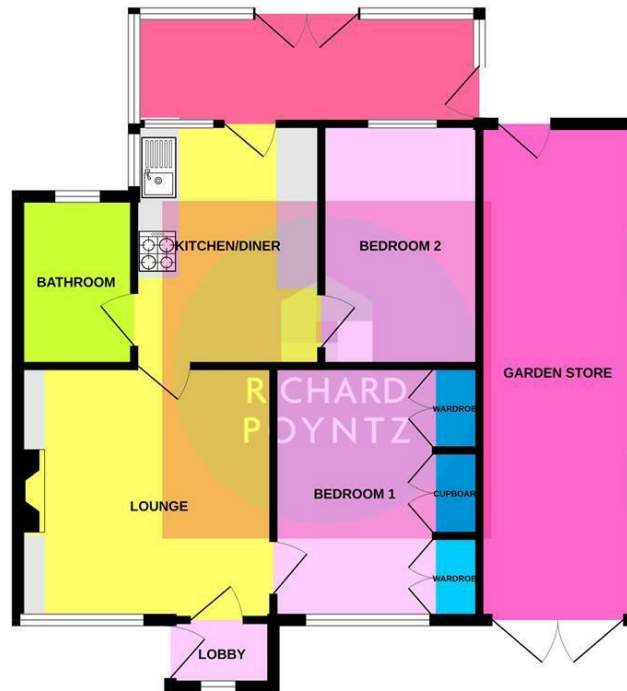
Double opening doors with power and light connected, window to rear and side elevations, door giving access to the garden

Agents Note

Please note this is a Timber Roughcast Property, and if obtaining a mortgage, please refer to the lender.



GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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