



*162 Hilton Road*



**RICHARD  
POYNTZ**



# 162 Hilton Road Canvey Island SS8 9XW

£300,000



Located in the ever-popular Hilton Garden suburbs, close to Canvey Lake, local schools, and the handy Morrisons Local, this well-presented and extended two-bedroom staggered terrace offers excellent access to Benfleet railway station.

The property features double glazing, modern gas central heating, and an elegant lounge with a charming bay window to the front. The home has been extended to provide a modern L-shaped kitchen/diner, ideal for everyday living and entertaining.

Outside, you'll find a paved rear garden with access to an oversized garage — a real bonus in this area.

To the first floor are two double bedrooms and a modern shower room, completing this attractive home



## Hall

7 x 5'7 (2.13m x 1.70m)

The hall is approached via a double-glazed entrance door, with additional double-glazed windows to two elevations bringing in plenty of natural light.

## Lounge

18'07 x 15'10 r13 (5.66m x 4.83m r3.96m )

A spacious and welcoming lounge, enhanced by a charming bay window to the front that brings in plenty of natural light. Stairs lead to the first floor

from the hallway, giving the room a classic layout, while double doors to the rear open through to the kitchen/diner, providing a comfortable and connected flow between the living areas.

## L Shaped Kitchen / Diner

15'9 x 16'06 max (4.80m x 5.03m max)

A generous kitchen/diner featuring a wide range of modern units, extensive worktop space and a stainless-steel sink set beneath a window overlooking the garden. The tiled floor offers a smart, practical finish, and there's plenty of room for

a family dining table. French doors open directly to the rear garden, giving the room a bright, welcoming feel and a lovely connection to the outdoors.

### **Landing**

Access to the loft, with doors leading to the accommodation.

### **Bedroom One**

12'08 x 10 (3.86m x 3.05m)

Double-glazed windows to the front, plus a handy cupboard housing the boiler.

### **Bedroom Two**

8'10 x 8'09 (2.69m x 2.67m)

Double-glazed to the rear with a fitted radiator.

### **Shower Room**

A modern shower room fitted with a larger walk-in style shower enclosure, WC and contemporary tiling with mosaic detailing. A double-glazed window provides natural light and ventilation.

### **Front**

This well-presented home enjoys an attractive frontage with a distinctive bay window, set behind a neat picket fence that adds a welcoming, classic touch. The low-maintenance front garden provides a tidy approach to the property, softened by established shrubs and planting. The brick façade and double-glazed windows give the home a clean, timeless look, while the pleasant walkway position offers a sense of space and openness to the front.

### **Rear**

A low-maintenance, fully paved rear garden with a raised seating area and tidy planted borders. The space is enclosed for privacy and includes direct access to the garage. French doors open onto the patio, giving an easy flow from the house to the garden.

### **Garage**

Larger than average and direct access to the garden







TOTAL FLOOR AREA: 818 sq.ft. (76.0 sq.m.) approx.

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