



162 Hilton Road



162 Hilton Road Canvey Island SS8 9XW

£300,000

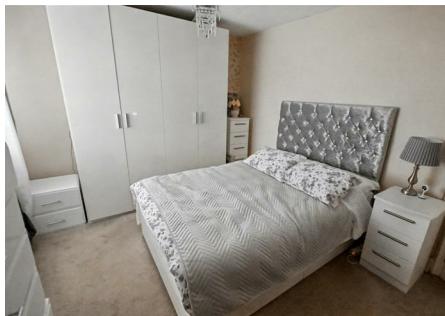


Located in the ever-popular Hilton Garden suburbs, close to Canvey Lake, local schools, and the handy Morrisons Local, this well-presented and extended two-bedroom staggered terrace offers excellent access to Benfleet railway station.

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

GROUND FLOOR
498 sq.ft. (46.2 sq.m.) approx.

1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. The Agent does not accept any liability, however arising, for any errors, omissions or mis-statements. 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 operation or efficiency can be given.

Made with Annexix 2002

Misrepresentation Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc.. and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts



Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: rp@richardpoyntz.com
Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A, James R. Poyntz M.N.A.E.A, Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45
Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.
Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

