



55 Urmond Road



**RICHARD
POYNTZ**

55 Urmond Road Canvey Island SS8 9AF

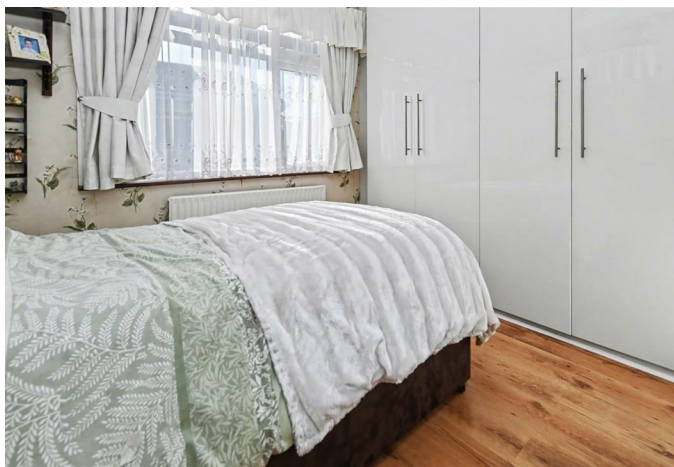
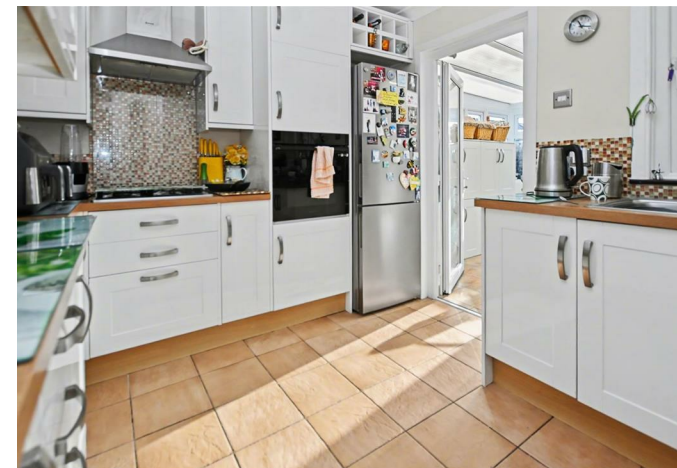
£325,000



NO ONWARD CHAIN - Nestled on Urmond Road in the charming Canvey Island, this stunning timber roughcast double-fronted detached bungalow offers a delightful blend of comfort and convenience. With three spacious bedrooms, this property is perfect for those seeking a tranquil retreat while remaining close to local amenities.

The bungalow boasts a welcoming porch and hallway that lead into an excellent-sized lounge diner, providing ample space for both relaxation and entertaining. The modern fitted kitchen features sleek white gloss units, complete with a built-in oven, hob, and extractor, making it a joy for any home cook. Adjacent to the kitchen, you will find a conservatory that doubles as a utility area, enhancing the practicality of the home. The family bathroom is a generous five-piece suite, ensuring that all your needs are met. Additionally, the property includes a large loft room with a cloakroom, offering versatile space that can be tailored to your lifestyle.

Set on a corner plot, this bungalow benefits from off-street parking and low-maintenance gardens to the rear and side, perfect for those who prefer to spend their time enjoying their home rather than tending to it. A large shed provides extra storage, making this property both functional and appealing. Located just a short distance from the town centre and Jones Corner shopping parade, with schools and bus routes easily accessible, this bungalow is ideally situated for both convenience and community. This property is a wonderful opportunity for anyone looking to settle in a peaceful yet well-connected area.



Porch

UPVC entrance door to the front giving access to the porch, which has a flat plastered ceiling, UPVC double-glazed windows on either side of the entrance door, wood internal door giving access to the hallway, tiled flooring

Hallway

Coved papered ceiling, feature stained obscure glazed window next to a wood door, radiator, double opening doors to a store cupboard, doors off to bedroom two and three, wood laminate flooring

Lounge/Diner

20'4 x 12'7 (6.20m x 3.84m)

Excellent-sized lounge/diner which has a coved textured ceiling, two ceiling roses, UPVC double-glazed bay window to the front elevation, plus further two double-glazed windows to the side elevation, feature fire surround, two radiators, opening to kitchen, ample room for dining table and chairs, wood laminate flooring

Kitchen

10'11 x 8'10 (3.33m x 2.69m)

Coved flat plastered ceiling, UPVC double glazed window to rear elevation, obscure UPVC double glazed door to rear giving access to the conservatory/utility area, tiling to splash back areas, opening to inner hallway, modern white gloss units at base and eye level with matching drawers and square edge work surfaces over, incorporating four ring gas hob, separate waist height oven and extractor over, one and a quarter sink drainer with chrome mixer taps, tiling to floor.

Conservatory/Utility Area

11'6 x 10'3 (3.51m x 3.12m)

Excellent addition to the property with a perspex sloping roof, UPVC double-glazed windows to three aspects, plus double opening doors giving access to the garden, radiator, worksurface and a range of base and eye level units, tiling to floor.

Inner Hallway

Coved flat plastered ceiling, double opening doors giving access to the staircase with access to the loft room, further doors off to bedroom one and family bathroom, tiling to the floor.

Bedroom One

9'1 x 9'1 (2.77m x 2.77m)

A good-sized bedroom which has a coved textured ceiling, UPVC double-glazed window to rear elevation, radiator, wallpaper decoration, fitted wardrobes and drawers, wood laminate flooring

Bedroom Two

11'9 x 8'10 to wardrobes (3.58m x 2.69m to wardrobes)

A further goodsized double bedroom with a coved flat plastered ceiling, UPVC double glazed bay window to the front elevation, radiator, fitted wardrobes, wood laminate flooring

Bedroom Three

12'7 x 10 (3.84m x 3.05m)

Another good-sized bedroom currently used as a dining room, coved flat plastered ceiling, UPVC double-glazed French doors giving access to the side garden, radiator, wood laminate flooring

Family Bathroom

13'9 x 7'4 (4.19m x 2.24m)

Flat plastered ceiling, obscure UPVC double glazed window to side and rear elevations, radiator, tiling to walls, wood laminate flooring, modern five piece white bathroom suite panelled bath with chrome mixer taps and shower attachment, bidet with chrome mixer taps, level handle wc, pedestal wash hand basin, shower enclosure with shower tray and glass shower screen door, wall mounted shower, built in store cupboard.

Loft Room

22'6 x 14 (6.86m x 4.27m)

Flat plastered ceiling, two Velux-style windows, two radiators, 4 eaves store cupboards, carpet, and a door to the cloakroom

Loft Room Cloakroom

Flat plastered ceiling, Velux-style window, radiator, two-piece white suite comprising wc, pedestal wash hand basin with chrome taps, tiling to splashback area, vinyl flooring covering

Exterior

Rear & Side Gardens

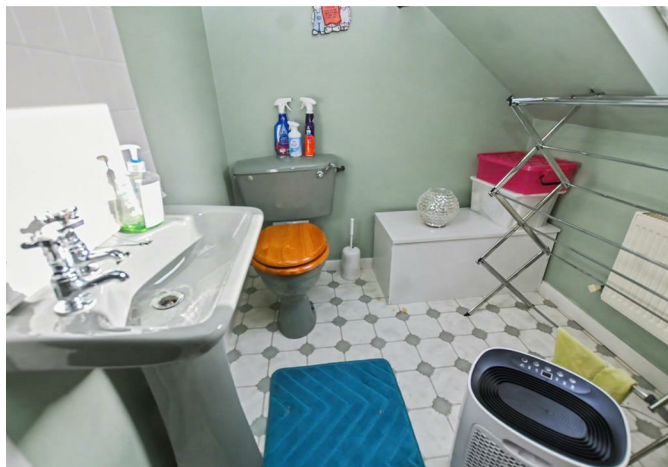
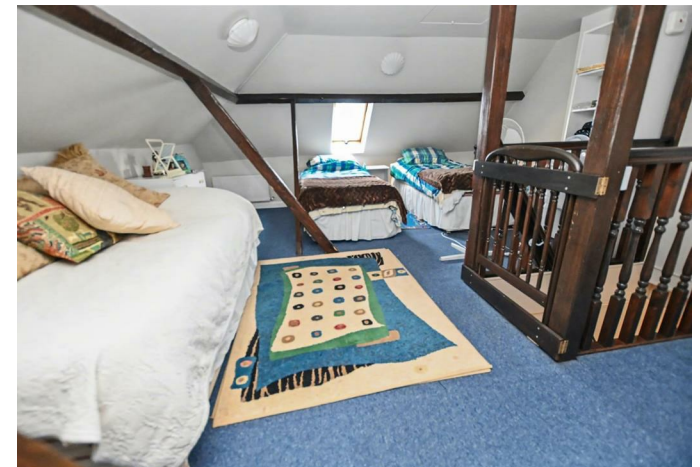
The rear and side gardens commence with a paved area, which leads to a further good-sized block paved area to the side with various raised bedded areas for plants, a feature rockery area, a large shed to remain, fencing to boundaries, gate to the side giving external access and gate to front giving access to the front of the property, outside tap and lighting.

Front Garden

Has a good-sized hardstanding driveway with a brick wall and a wrought iron fence to the boundaries

Agents Note

The property is of Timberbough cast construction



GROUND FLOOR
1062 sq.ft. (98.7 sq.m.) approx.

1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 1527 sq.ft. (141.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
Made with Metropix 6/2026

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.

