



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 good-sized 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**

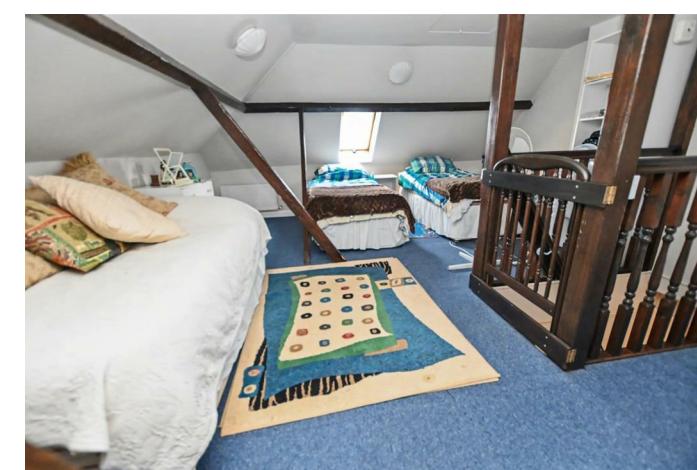
12'7 x 10 (3.84m x 3.05m)

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.



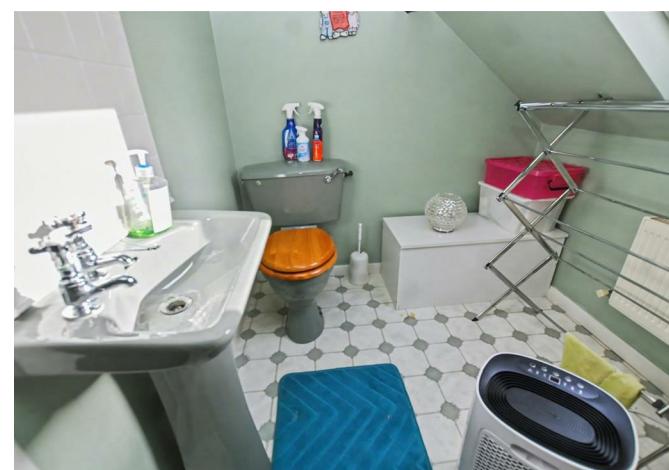
### **Loft Room**

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.  
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