



*26 Munsterburg Road*



**RICHARD  
POYNTZ**



# 26 Munsterburg Road Canvey Island SS8 8HP

£385,000



Situated in the well-regarded Newlands area of Canvey, this attractive three-bedroom bungalow offers well-proportioned accommodation throughout. The property features an elegant lounge, a fitted kitchen with oven and hob, double glazing, and gas central heating. The bungalow further benefits from a lovely rear garden and a covered verandah linking the kitchen to the garage, where plumbing is available for a washing machine. The garage is longer than average, with additional parking to the front. Offered for sale with no onward chain, the property is ideal for walks, with the seawall close by offering picturesque views towards the Hadleigh Downs, adding to the appeal of this pleasant and convenient location.



## Hall

UPVC double-glazed entrance door into a spacious hall with laminate flooring, radiator, storage cupboard, coving to the ceiling, and doors off to the bedrooms, lounge, kitchen and bathroom

## Lounge

15' x 10'6 (4.57m x 3.20m)  
It is at the rear of the property with double-glazed French doors opening onto the garden, a high-level double window to the side elevation, radiator, dado rail, feature fireplace with an inset electric fire.

## Kitchen

9'8 x 7'9 (2.95m x 2.36m)  
Is also at the rear of the property with a double-glazed door and window to the rear elevation, radiator, limed oak style fronted units and drawers at base level with space for domestic appliances, worksurfaces over with an inset stainless steel sink, an inset ceramic hob, eye level double oven, tiling to splashbacks, matching units at eye level, plus glass display units.





### Bedroom One

10'7 x 10'1 (3.23m x 3.07m)

Double-glazed window to the front elevation, radiator

### Bedroom Two

13'1 x 9'10 (3.99m x 3.00m)

Double-glazed window to the rear elevation, radiator, coving to the ceiling, and dado rail.

### Bedroom Three

8'4 x 8'3 (2.54m x 2.51m)

Double-glazed to front elevation, radiator,

### Shower Room

Double-glazed window to the front elevation, suite comprising low-level wc, vanity unit with inset wash hand basin and tiled shower cubicle, chrome towel rail, tiling to splashback areas.

### Exterior

#### Front Garden

Off-street parking to the front, enclosed by a low-level brick wall, with access to the garage.

#### Garage

17'5 in length (5.31m in length)

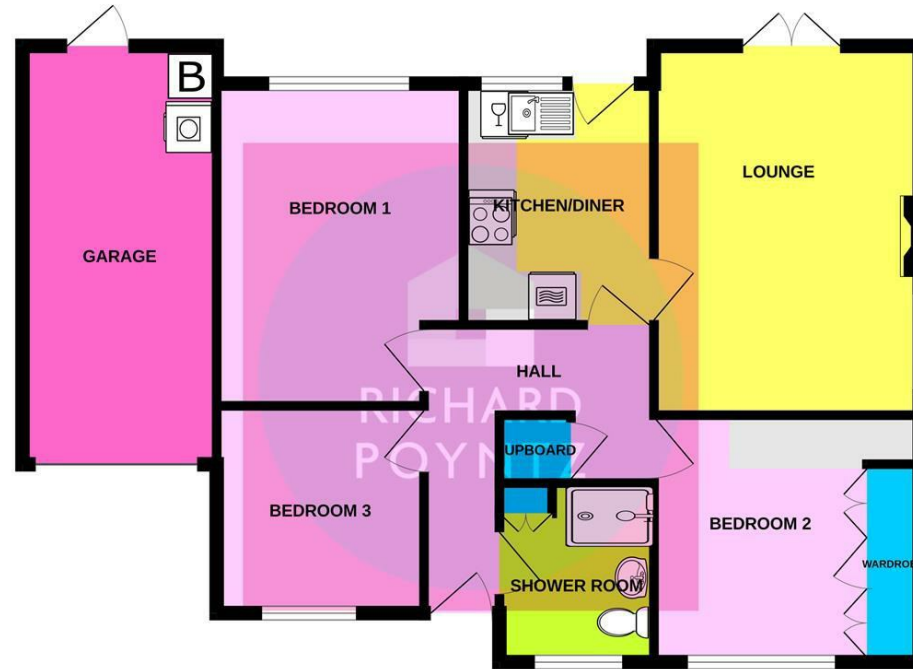
Electric roller door to the front, double-glazed door to the rear elevation, power, and with plumbing facilities for a washing machine, wall-mounted gas-fired boiler.

#### Rear Garden

Wider than average, open covered area that connects the kitchen to the garage, patio areas with the remainder being mainly laid to lawn with fencing to boundaries, a shed to remain, external tap.



GROUND FLOOR  
799 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.3 sq.m.) approx.  
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