



*51, Hilton Road*



**RICHARD  
POYNTZ**



# 51, Hilton Road Canvey Island SS8 9QA

£325,000



Located in the ever-popular Hilton Garden Suburb, this greatly extended and beautifully presented Chalet Bungalow enjoys a prime position directly opposite St Katherine's School. With excellent access on and off the Island and within easy reach of Benfleet Railway Station, it's perfectly placed for family life and commuters alike. Plus, Morrisons Local is just a stone's throw away.

Inside, the home features a large lounge offering comfortable and versatile living space. A modern kitchen sits just off the lounge, fitted with an oven, hob, and extractor. To the rear is a bathroom, a generous third bedroom, a dining room with doors to the garden and stairs to the first floor,

Upstairs, the spacious main bedroom leads into a dressing room and benefits from its own en-suite shower room. A good-sized second bedroom completes the first floor.

Outside, the garden provides access to a garage at the rear. Additional benefits include gas-fired central heating and double glazing throughout.

A fantastic, flexible home in a sought-after spot – early viewing is highly recommended!



## Entrance Porch/Hall

Double-glazed entrance door connecting into a small entrance hall, cupboard housing a gas-fired boiler, and a door which connects into the lounge.

## Lounge

17'8 x 12'8 (5.38m x 3.86m)

A spacious lounge with a double glazed bay window facing the front, coving to flat plastered ceiling, fitted carpet and radiator, access to the inner hall which connects to the remainder of the accommodation, plus a door to the kitchen which is positioned at the front of the property.

## Kitchen

11'8 x 6'9 (3.56m x 2.06m)

Double glazed window and door to the side elevation, stylish fitted kitchen, white units and drawers at base level with work surfaces over to three walls, oven under, hob with splashback and extractor, matching units at eye level, space and plumbing facilities for washing machine plus additional storage and space for fridge freezer.

## Inner Hall

Connects to the dining room, the third bedroom, and the bathroom.





### Ground Floor Bedroom Three

14'7 x 9'9 (4.45m x 2.97m)

Double glazed window to the rear elevation, coving to the ceiling, radiator, laminate flooring.

### Dining Room

9'5 x 7'2 (2.87m x 2.18m)

Double-glazed French Doors open onto the garden, and there is laminate flooring, a radiator, coving to the ceiling, and stairs connecting to the first floor.

### Ground Floor Bathroom

Double glazed window to the side elevation, three-piece suite comprising panelled bath with shower over and glass panelled shower screen, pedestal wash hand basin, low level wc, part tiled to walls in ceramics,

### First Floor Landing

Door off to the two bedrooms.

### Bedroom One

14'9 x 9'2 (4.50m x 2.79m)

Double-glazed window to the rear elevation with radiator, laminate flooring, feature wallpaper decor to one wall, flat plastered ceiling with inset spotlights, access to the en-suite, and open plan to the dressing area.

### Dressing Room

9'5 x 7'2 (2.87m x 2.18m)

A double-glazed window set into the roof to the front elevation, a radiator, matching laminate flooring, and wardrobes access one wall.

### En-Suite Shower Room

Stunning room with a large walk-in shower cubicle with a glass screen, wall mounted shower, low level white wc, pedestal wash hand basin, obscure double glazed window to the rear elevation, tiling to floor and walls in ceramics.

### Bedroom Two

14'7 x 9'9 (4.45m x 2.97m)

Two double-glazed Velux-style windows to the front elevation, radiator

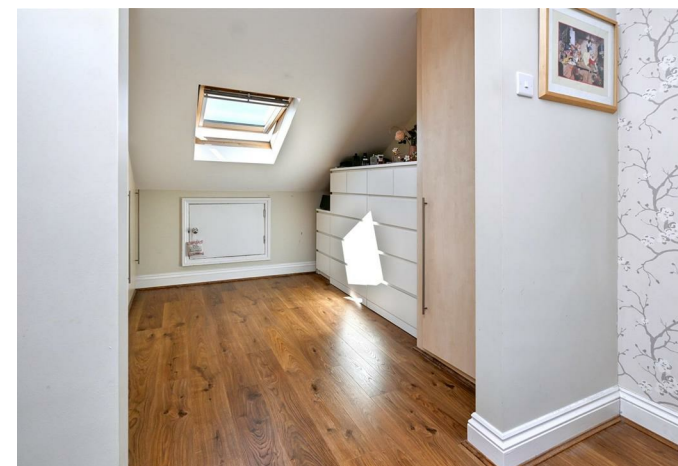
### Exterior

#### Front Garden

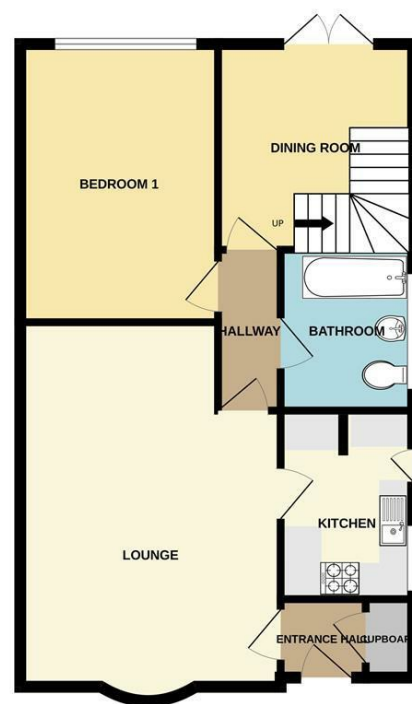
Set back from the road behind a low-level picket-style fencing.

#### Rear Garden

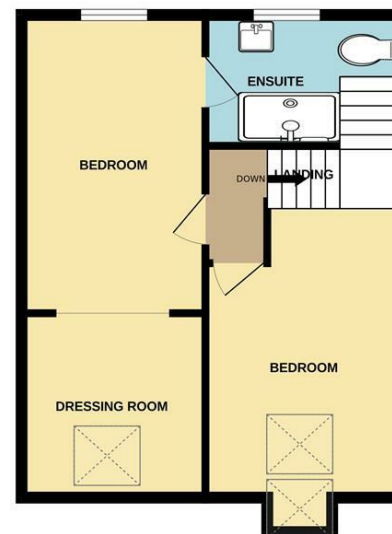
The rear garden is mainly laid to lawn, with fencing to all boundaries offering privacy and security. It features an external tap and outside lighting, a rear access gate and a garage positioned at the back of the property.



GROUND FLOOR  
624 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 1085 sq.ft. (100.8 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.  
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