



0260- Leigh Road



**RICHARD
POYNTZ**

0260- Leigh Road Canvey Island SS8 0AP

£425,000



Beautifully Presented Three-Bedroom Chalet Bungalow – Prime Canvey Island Location

Ideally located just moments from the Seafront and within easy reach of Canvey Town Centre, this greatly improved three-bedroom semi-detached chalet bungalow offers spacious and versatile accommodation throughout.

The property features a welcoming entrance hall, front-facing lounge, and a stunning kitchen/breakfast room with marble worktops and a central island. Two double bedrooms are located on the ground floor, along with a bathroom and a separate shower room. Upstairs is a large additional bedroom or flexible living space, ideal as a main bedroom, study, or guest suite.

Externally, there is excellent kerb appeal with ample off-street parking and a generous rear garden approaching 50ft, complete with two sheds, one with power and lighting.

A superb home in a highly sought-after location — early viewing advised. Contact Richard Poyntz on 01268 699599 to arrange your viewing.



Porch

Double-glazed entrance door into a porch with a further opening into the hall.

Hall

Spacious hall with doors off to the ground floor accommodation, stairs connecting to the first floor with large storage cupboards under.

Lounge

13'4 into bay x 11'11 (4.06m into bay x 3.63m)

Double-glazed bay window to the front elevation, with wallpaper decor, and a flat plastered ceiling.

Kitchen Breakfast Room

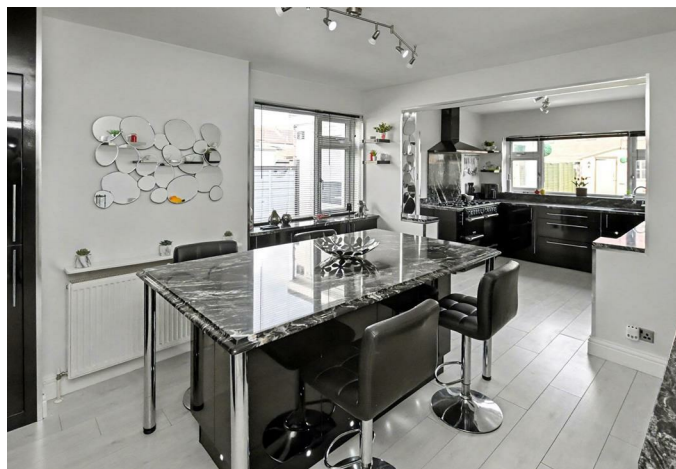
23'2 x 11'2 (7.06m x 3.40m)

A beautifully appointed kitchen featuring an extensive range of

modern units and drawers at base level, complemented by marble-work surfaces and a matching central island unit/breakfast bar — perfect for casual dining. The room benefits from laminate flooring, a radiator, and a cupboard housing the combination boiler. A range cooker, fridge/freezer, dishwasher, and washing machine are all to remain. Natural light floods the space through the double glazed window to the rear elevation, with a double glazed door providing access to the external lobby

Lobby

Featuring a double-glazed window to the side elevation and double-glazed doors to both the front and rear elevations, this area expands to a wider point at the rear — ideal for use as a seating area or study. Bright and versatile, it offers a welcoming first impression and additional flexibility to suit modern living.



Bedroom One

11' x 10' (3.35m x 3.05m)

Double-glazed window to the front elevation, deep storage wardrobe measuring 3ft 10 in depth.

Bedroom Two

9'11 x 9'4 (3.02m x 2.84m)

Door from here which connects to a bathroom,

Bathroom (Off Bed 2)

A beautifully presented bathroom combining modern practicality with timeless design. The room enjoys a bright and airy feel, courtesy of the large window allowing plenty of natural light to flood in. Finished with elegant stone-effect tiling and neutral décor, it offers a relaxing and sophisticated space. The suite includes a full-sized bath with shower attachment, pedestal wash basin, and low-level WC.

Recessed ceiling lighting, generous built-in shelving, and tasteful finishing touches complete this superb bathroom — the perfect place to unwind at the end of the day. Underfloor Heating

Shower Room

A well-appointed shower room comprising a low-level WC, vanity unit with inset wash hand basin, and a deep shower cubicle. An obscure double-glazed window to the rear elevation provides natural light while maintaining privacy. The room also benefits from heated flooring, adding a touch of comfort and luxury. Underfloor Heating

First Floor Games Room / Bedroom

17'5 x 16'7 reducing to 14'7 (5.31m x 5.05m reducing to 4.45m)

A lovely-sized room with a staircase connecting directly into the space, featuring a flat plastered ceiling and radiator. Two double-glazed windows to the rear elevation provide plenty of natural light, creating a bright and welcoming atmosphere. The vendor informs us that there is pipework to fit a shower up here etc if need be (vendor to verify this)

Garden

A larger-than-average rear garden, measuring just under 50ft in length. The space is mainly laid to lawn with fencing to the boundaries, providing a secure and private setting. To the rear are two sheds to remain, one benefitting from power and light — ideal for storage or a practical workshop area.

Front

A beautifully presented semi-detached bungalow boasting an attractive and well-maintained frontage. The property features a smartly laid, low-maintenance block-paved driveway providing ample off-street parking, with decorative white stone borders and tasteful planting adding a touch of charm. The crisp white façade, complemented by black accents and a neatly tiled roof, gives a stylish yet welcoming first impression.





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