



*54. Maurice Road*





## 54. Maurice Road Canvey Island SS8 7HT

£335,000



A character style two bedroom detached bungalow ideally positioned within a short walking distance of the main Seafront, the property is maintained to a high standard throughout with features including a good sized entrance hall, an attractive lounge to the front with feature double glazed bay window, stunning kitchen/breakfast room measuring 16' x 11' with various integrated appliances and breakfast bar area and stools to remain. Two good-sized double bedrooms and completing the accommodation is a modern three-piece bathroom, externally the property benefits from wraparound gardens to the rear and one side, With off-street parking to the front, we also understand from our client that planning has been passed to erect a garage ( please make your own enquires on this ) Viewing is strongly recommended to avoid any disappointment.



### Entrance Hall

The property is approached via a composite side entrance door with an obscured double-glazed panel leading to a good-sized entrance hall with laminate wood flooring, coved and flat plastered ceiling, and oak panelled doors leading to the accommodation.

### Lounge

14'4 x 12' (4.37m x 3.66m)  
Feature UPVC double-glazed bay window to the front elevation and a further double-glazed window to the side elevation, TV and power points, coved and flat plastered ceiling with downlighting and provision for wall lights.

### Kitchen/Breakfast Room

16' x 11' (4.88m x 3.35m)  
Outstanding Kitchen/Breakfast room with UPVC double-glazed windows to the rear and side elevation and matching half double-glazed door providing access to the garden, single drainer inset sink unit into a range of rolled edge worksurfaces to various sides, grey gloss units at base and eye level, stainless steel five-ring inset hob with fitted oven below, and stainless steel extractor canopy over, integrated dish washer, fridge and freezer, integrated washing machine all to remain, space for tumble dryer, wall mounted concealed boiler, breakfast bar area with four matching stools which are to remain,



larger style cupboard, radiator, coved and flat plastered ceiling with downlighting, featured over head lighting, ceramic tiled floor.

### Inner hall

A small inner hall with oak panelled door providing access to the bathroom.

### Bedroom One

12' x 11' (3.66m x 3.35m)

Two UPVC double-glazed windows to the side elevation, radiator, power points, coved and flat plastered ceiling, and TV point.

### Bedroom Two

10' x 10' (3.05m x 3.05m)

A good-sized second bedroom with UPVC double-glazed window to the front elevation, radiator, power points, laminate wood flooring, and coved and flat plastered ceiling.

### Bathroom

A modern bathroom with an obscure double-glazed window to the rear elevation, 'P' style panelled bath with fitted shower over and screening, ceramic splash back tiling, wash hand basin inset to various vanity units below and to the side and incorporating to the adjacent side low level push flush wc, fitted towel rails, ceramic tiling to the floor, extractor and flat plastered ceiling.

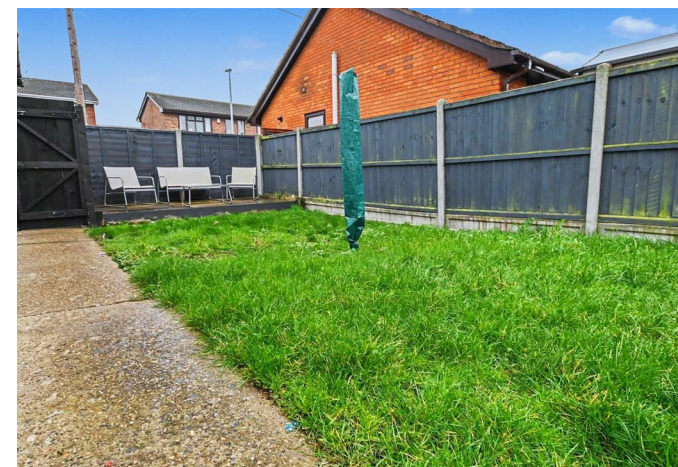
### Exterior

#### Rear Garden

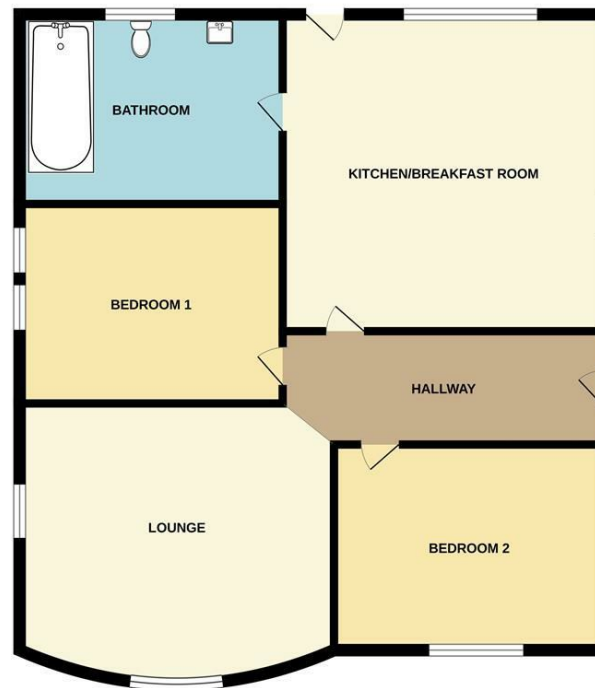
To the rear of the property, immediately extends to one side a raised decked seating area with lawned gardens to the rear and side elevations, with a further patio area and gates to both sides providing access, external tap

#### Front Garden

Being average in size with a brick retaining wall and driveway providing off-street parking for one vehicle.



# GROUND FLOOR



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**Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: [rp@richardpoyntz.com](mailto: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  
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