



2, The Driveway



**RICHARD
POYNTZ**

2, The Driveway Canvey Island SS8 0AD

Offers In Excess Of £550,000



Richard Poyntz & Company have pleasure in offering for sale this three-bedroom bungalow which is situated in the heart of Canvey Island's town center and is a short distance from shops, schools, and bus routes, in the highly sought-after Driveway location, and proudly positioned on an outstanding size plot with a large frontage which provides off-street parking for approximately 6/7 vehicles, and boasts a garage, there is also an open feel to the front with views over greensward. To the rear of the property is a much larger than average rear garden with a summerhouse and two sheds to remain, which we feel offers excellent scope to extend if required, and on top of this there is a good-sized loft that could be extended subject to the necessary planning consents/permission. The property itself is entered via a porch which gives access to a superb size lounge, there is an outstanding kitchen/dining room with modern white units at base and eye level with complementary drawers, a built-in fridge to remain, ample room for a table and chairs, from here is a superb size conservatory measuring in excess of 35ft, inner hallway off the kitchen/diner which gives access to three outstanding size double bedrooms all could accommodate a double bed if required, and completing the accommodation is a stunning four piece family bathroom. As well as gas-fired central heating the property also boasts air conditioning units in both lounge and bedroom one, double glazed windows and doors except the conservatory.



Porch

UPVC entrance door to the front with obscure double glazed insets giving access to the porch, textured ceiling, UPVC double glazed windows to either side of the entrance door, plus two double glazed windows to both elevations. Carpet, obscured glazed door giving access to the lounge.

Lounge

15'3x14'3 into bay (4.65mx4.34m into bay)
A superb size lounge, coved and textured ceiling, UPVC double glazed bay window to the front, two radiators, obscured double glazed internal door gives access to the kitchen/diner, air conditioning unit.

Kitchen/Diner

18'5x9'9 (5.61mx2.97m)
Another excellent size room with a textured ceiling, two UPVC double glazed windows to the rear, plus UPVC double glazed French doors giving access to the conservatory, white units at base and eye-level with matching drawers and chrome handles with work surfaces over incorporating 1¼ drainer sink with chrome mixer taps, tiling to the splashback areas, space for cooker, built-in fridge to remain, ample room for table and chairs, wood laminate flooring. Opening to the inner hallway.

Inner Hallway

Coved and textured ceiling, doors off to the remainder of the accommodation, carpet.

Conservatory

35'2x5'9 (10.72mx1.75m)

Sloping perspex roof, single glazed windows to three aspects plus two radiators, wood laminate flooring.

Bedroom One

14' into bay x 12'6 (4.27m into bay x 3.81m)

Superb size double bedroom, coved and textured ceiling, UPVC double glazed bay window to the front, radiator, air conditioning unit, carpet.

Bedroom Two

12'1x8'11 (3.68mx2.72m)

A further good size double bedroom, coved and textured ceiling, UPVC double glazed bay window to the front, radiator, carpet.

Bedroom Three

9'11x9'4 (3.02mx2.84m)

Yet again a further good size double bedroom, coved and textured ceiling, UPVC double glazed window to the rear, radiator, carpet.

Bathroom

Flat plastered ceiling with inset spotlights, two obscured UPVC double glazed windows to the rear, attractive tiling to the walls, tiling to the floor, heated chrome towel rail. A modern four piece white bathroom suite comprising of push flush w/c, sink with chrome mixer taps inset into vanity unit, paneled bath with chrome mixer taps and shower attachment, large shower tray with glass screen and doors with wall mounted chrome waterfall shower.

Front Garden

Part resin driveway and block paved providing off-street parking for at least 6/7 vehicles and this leads to the garage with wrought iron fencing and wall to the boundaries.

Rear Garden

Much larger than average with a good size paved patio area, large lawned area with bedding for plants/shrubs etc, two sheds and a summer house to remain, fencing to the boundaries, gate giving access to the side of the property.

Garage

Up and over door, power and light connected, glazed window and curtsey door giving access to the garden.



GROUND FLOOR



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Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: 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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