



\* £425,000 - £450,000 \* Positioned on Urmond Road in the charming Canvey Island, this remarkable detached bungalow is a true gem waiting to be discovered. Boasting two reception rooms, three spacious bedrooms, and two modern bathrooms, this property offers ample space for comfortable living. As you step inside, you'll be greeted by a large lounge area perfect for relaxing or entertaining guests. The property features a delightful conservatory, adding a touch of elegance and providing a tranquil space to enjoy the surrounding views. The bungalow includes a well-appointed four-piece family bathroom, as well as an en-suite in the generously sized master bedroom, ensuring convenience and privacy for the residents. The modern fully fitted kitchen is a chef's dream, leading out to the side and rear garden, ideal for al fresco dining or simply soaking up the sun. Situated in the heart of Canvey Island, this property offers the best of both worlds - a peaceful retreat with easy access to the vibrant High Street and convenient bus routes. With a garage and driveway, parking will never be an issue. Don't miss this opportunity to own a piece of paradise in this idyllic location. Book a viewing today and envision the endless possibilities this stunning bungalow has to offer.

- Imposing detached bungalow
- Huge lounge
- Three double bedrooms
- Modern fully fitted kitchen
- Walking distance to Canvey High Street
- Garage and driveway to rear
- Conservatory
- Master bed en-suite and four piece bathroom
- Local amenities close by
- Sea wall and beachfront close by

## Urmond Road

Canvey Island

**£425,000**

Price Guide



# Urmond Road



## Frontage

Shingled garden area with side access to rear, access to:

## Hallway

Composite entrance door to front, coved ceiling, ceiling roses, loft hatch, storage cupboard, radiator, laminate flooring.

## Bedroom One

13'7" x 12'5"

Coved ceiling, box double glazed bay window to front, radiator, carpet, door to:

## En-Suite Shower Room

8'11" x 3'2"

Obscured double glazed window to front, coved ceiling, air vent, shower cubicle, wall hung wash basin, low level WC, part tiled walls, lino flooring, radiator.

## Bedroom Two (Used as Dining Room)

13'8" x 11'7"

Double glazed window to front, coved ceiling, feature fireplace with wooden surround, radiator, laminate flooring.

## Bedroom Three

12'1" x 9'10"

Double glazed window to rear overlooking garden, radiator, carpet.

## Kitchen

12'2" x 11'8"

Coved ceiling, composite door to side leading to garden, double glazed windows to rear overlooking garden, modern black gloss kitchen comprises; wall and base level units with square edge laminate worktops, 1.5 ceramic sink and drainer, integrated four ring Hotpoint hob with glass splashback and extractor fan above, space for wine cooler, space for washing machine, space for dishwasher, space for an American style fridge freezer, integrated Hotpoint double oven and grill, integrated microwave, tiled floor, double radiator.

## Bathroom

9'0" > 6'2" x 8'10"

Obscured double glazed window to front, coved ceiling, extractor fan, four piece suite comprising roll edge bath with shower attachment, vanity unit wash basin, low level WC, shower cubicle, fully tiled walls, vinyl flooring.

## Lounge

19'9" x 12'1"

Detailed coved ceiling with two ceiling roses, feature fireplace with wooden surround, log burner and granite hearth, two double radiators, laminate flooring, external wooden bi-folding doors to rear leading to:

## Conservatory

9'0" x 8'2"

Double glazed windows to rear and side, double glazed French doors to side leading to garden, laminate flooring.

## Wrap Around Rear and Side Garden

Commencing with a patio area, reaminder laid to lawn, concrete path around bungalow perimeter, concrete hardstanding area creating parking for one large vehicle accessed via an electric gate, storage shed, outside tap, side access to front garden.

## Detached Garage

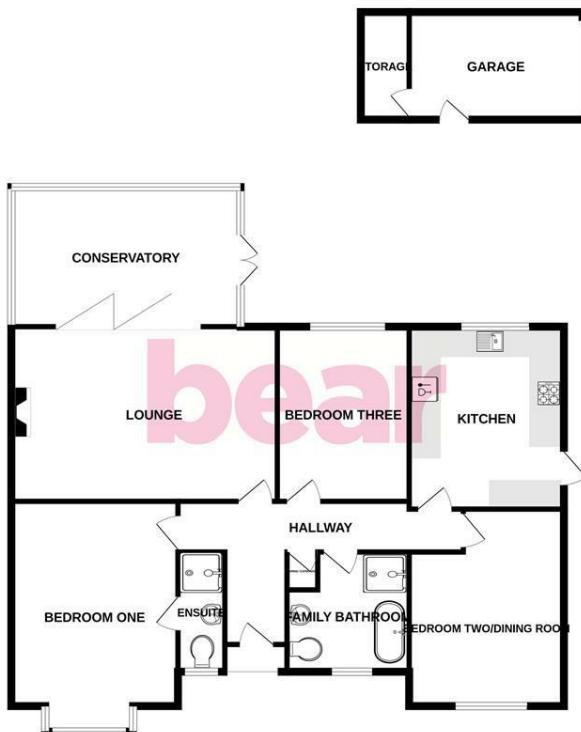
11'6" x 8'10"

Pitched roof creating storage, up and over door to front, door to side giving access to the garden, concrete floor, power and light. PLEASE NOTE: There is an office/store room in the garage measuring 2.71m x 1.33m.



# Floor Plan

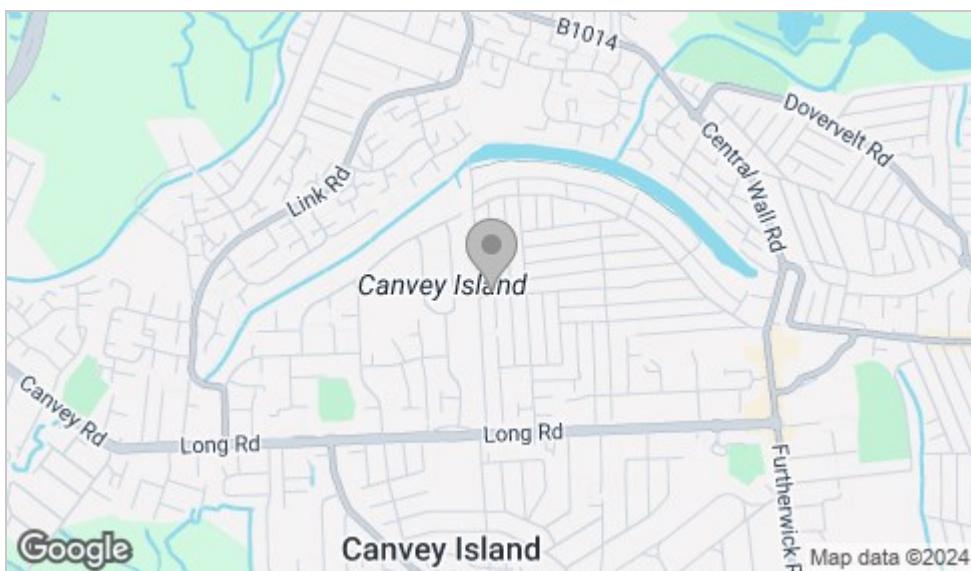
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and must be taken as a guide only, 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 working order or condition can therefore be given.  
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## Area Map



## Viewing

Please contact our Canvey Island Office on 01268 988 688 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	