



# FOR SALE

**Denham Road,  
Canvey Island SS8 9HA**

Guide Price £325,000 Freehold Council Tax Band - C

688.89 sq ft

- Three Bedroom Bungalow
- Driveway Parking For Multiple Vehicles
- Open Plan Lounge/Diner
- Modern Kitchen With Integrated Appliances
- Garage Parking
- Bright And Airy Conservatory
- Front & Rear Gardens
- Bedroom One With En-Suite
- Close By To The Seafront
- Great Location Close To Amenities

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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## Description

\*\*GUIDE PRICE £325,000 - £350,000\*\*

A home that offers great location for family days out with the convenient bonus of off street and garage parking.

With three bedrooms and one with an en-suite, this property would make a lovely home for a family looking for a quiet road but within walking distance to activities and outdoor walks.

The property features modern fixtures and floorings throughout the whole property, with well maintained front and rear garden, your children/pets can enjoy having somewhere to play.

Come and take a look for yourself at what the bungalow and area has to offer your family.

### Measurements

Lounge

18'2 x 8'11 (5.54m x 2.72m into alcoves)

Conservatory

9'1 x 7'2 (2.79m x 2.20m)

Hallway

7'3 x 5'6 x 2'5 x 14'11 (2.23m x 1.69m x 0.74m x 4.56m)

Bedroom 1

9'0 x 11'2 (2.75m x 3.41m)

Kitchen

7'4 x 10'11 (2.25m x 3.33m)

Bedroom 2

8'6 x 7'5 (2.61m x 2.27m)

Bedroom 3

5'6 x 8'7 (1.68m x 2.62m)

Bathroom

7'4 x 5'5 (2.25m x 1.66m)

### Interior

Step into the L-shaped entrance hallway, adorned with stylish flooring that sets an elegant first impression. To your right, an open-plan lounge/diner unfolds, with plenty of space for furniture and with sliding doors into the sun-filled conservatory. French doors from here invite effortless flow to the outdoor patio area. Ahead of the front door, bedroom 3 offers flexible utility - perfect as a child's room or optional home office. Next door, bedroom 2 provides restful garden views. Opposite lies the sleek bathroom, thoughtfully designed with contemporary finishes and a generous walk-in shower that creates a calming, spa-like atmosphere. At the end of the hall, bedroom 1 provides extra convenience complete with built-in storage and a private

en-suite W/C. The kitchen completes this home, equipped with integrated appliances and offers convenient side access to the driveway.

### Exterior

The property plot boasts several benefits, a driveway with parking for several cars, plus an additional garage space meaning parking your vehicles will not be a problem here. The home features a delightful front garden with bordered picket fencing, adding to its kerb appeal. The rear garden has paved patio areas ideal for outdoor furniture, with the majority laid to lawn and flower bed borders surrounding.

### Location

The home is located on a quiet road within walking distance to Canvey Lake, a wonderful place for sunny day walks to feed the ducks with your children. At the end of the road, you have amenities such as cafes, restaurants, shops and post office, making it a great place where there is always something to do. You are just a short drive to Thorney Bay Beach for pleasant seafront walks, or you can walk further on and enjoy nostalgic amusements at the arcades.

### School Catchments

William Read Primary Academy

Canvey Junior School

Castle View School

### Tenure

Freehold.







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 guidance 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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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	

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**VIEWINGS:** BY APPOINTMOOR ESTATES ONLY

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Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU  
T. 01702 719966 W. [appointmoor.co.uk](http://appointmoor.co.uk)



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