



*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

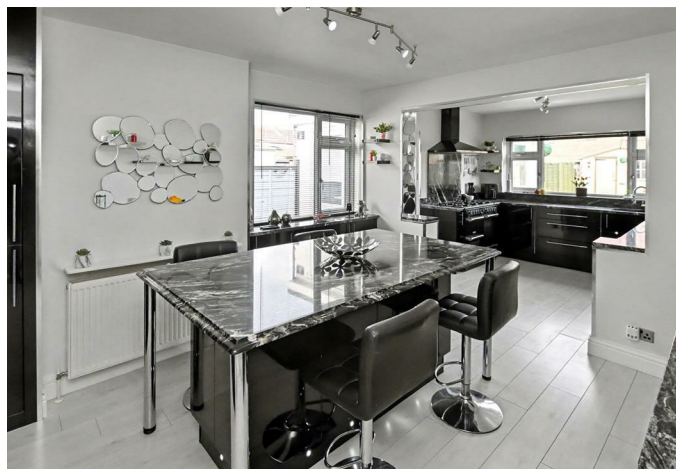
23'2 x 11'2 (7.06m x 3.40m )

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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