
72, Station Road
RICHARD
POYNTZ

# *72, Station Road*
# *Canvey Island*
# *Essex*
# *SS8 7NF*

£465,000

3 1 1

Nestled on Station Road in the charming Canvey Island, this stunning bespoke detached bungalow offers a perfect blend of modern living and coastal charm. Just a stone's throw from the seafront, this property is ideal for those seeking a tranquil lifestyle by the water. As you enter, you are greeted by a spacious L-shaped hallway that features two large store cupboards, providing ample storage space. The bungalow boasts three generously sized double bedrooms, ensuring comfort for family and guests alike. The contemporary four-piece family bathroom is designed with modern aesthetics in mind, making it a delightful space for relaxation.

The heart of the home is undoubtedly the expansive kitchen diner, which showcases elegant navy units and a complementary island, perfect for culinary enthusiasts and entertaining. Adjacent to this is a good-sized lounge/orangery, enhanced by a stunning skylight and bi-folding doors that seamlessly connect the indoor and outdoor spaces. Step outside to discover a low-maintenance westerly facing rear garden, complete with a tiled pathway and matching patio, ideal for enjoying sunny afternoons. An oak pergola adds a touch of elegance to the outdoor area, making it a perfect spot for al fresco dining or simply unwinding in the fresh air. For those with vehicles, the property features a block-paved driveway that provides ample off-street parking. Additionally, there is a secure storage area with roller shutter doors at both the front and rear, equipped with power, making it a practical solution for all your storage needs.

This exceptional bungalow is a rare find, and viewing is highly recommended to fully appreciate all it has to offer. Don't miss the opportunity to make this beautiful property your new home.I












**Hallway**
Composite entrance door to the front with obscure double-glazed inset giving access to a large 'L' shaped hallway, which has a coved and flat plastered ceiling with inset spotlights, loft hatch, radiator, cupboard over entrance door housing meters, Oak doors off to the accommodation, two store cupboards one of which has shelving and the other one is a walk in cupboard ideal for storing tumble dryer etc, Amtico style flooring.

**Lounge/Orangery**
15'2 x 12'1 (4.62m x 3.68m)
Truly stunning room with coved flat plastered ceiling with inset spotlights, double-glazed Lantern roof, window to ceiling, three double-glazed windows to two aspects, plus double-glazed bi-folding doors giving access to the garden, feature vertical radiator, feature media wall, attractive tiling to floor.

**Kitchen/Diner**
28'5 x 12'8 maximum measurement (8.66m x 3.86m maximum measurement)
A stunning room which has a coved flat plastered ceiling with inset spotlights, UPVC double glazed window to the side elevation, plus UPVC double glazed French doors to the rear elevation with UPVC double glazed windows either side, feature wallpaper decoration to two walls, two vertical radiators, attractive tiling to the splash back areas, and tiling to floor, opening to the lounge, modern and contemporary kitchen with navy units at base and eye level with complimentary drawers all with chrome handles, matching island and all with square edge quartz work surfaces over, butler style sink with chrome mixer taps, five ring gas hob with extractor over and separate waist height oven and mircrowave, plumbing for washing machine and dishwasher, space for upright fridge freezer.

**Bedroom One**
14' x 12'7 into bay (4.27m x 3.84m into bay)
Excellent-sized double bedroom with a coved, flat, plastered ceiling, UPVC double-glazed bay window to the front elevation, radiator, and carpet.

**Bedroom Two**
12'10 x 9'10 into bay (3.91m x 3.00m into bay)
A further good-sized double bedroom with a coved flat plastered ceiling, UPVC double-glazed bay window to the front elevation, radiator, and carpet.

**Bedroom Three**
11'5 x 8'7 (3.48m x 2.62m)
Again, a further good-sized double bedroom which has a coved flat plastered ceiling with inset spotlights, UPVC double-glazed window to the front elevation, a feature vertical radiator and carpet.

**Bathroom**
8'8 x 8'8 (2.64m x 2.64m)
Another truly stunning room which has a coved flat plastered ceiling with inset spotlights, obscured UPVC double glazed window to the rear elevation, heated towel rail, tiling to splash back areas, tiling to floor, modern four piece white bathroom suite comprisiing of a freestanding bath with chrome mixer taps and shower attachment, a large shower tray with glass screen and glass sliding door, wall mounted chrome shower, enclosed system push wc, sink with chrome mixer taps into a vanity cupboard

**Exterior**

**Rear Garden**
Has a tiled patio area with complementary matching pathway, a solid oak pagoda, an artificial lawn, an outside tap, and a power point, fenced to boundaries.

**Front Garden**
A large block paved driveway with two raised by railway sleepers providing bedding areas.

**Store Area**
24'6 x 3'11 (7.47m x 1.19m)
Has roller shutter doors to the front and to the rear, allowing access to the rear, power and light connected, and tiling to the floor.













GROUND FLOOR
1039 sq.ft. (96.5 sq.m.) approx.




TOTAL FLOOR AREA : 1039 sq.ft. (96.5 sq.m.) approx.
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