
31 . Maurice Road
RICHARD
POYNTZ

31 . Maurice Road
Canvey Island
Essex
SS8 7JL

£370,000

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A lovely size three-bedroom detached bungalow, ideally located just off the High Street and within easy reach of the seafront.

The property offers a spacious and welcoming entrance hall, leading to three well-proportioned bedrooms. To the rear, there is an elegant and generously sized lounge overlooking the garden, with French doors opening onto a wide, unoverlooked rear garden—perfect for enjoying a bit of peace and privacy.

The modern kitchen provides ample space for a dining table and is complemented by a separate utility room. The main bathroom is stylish and contemporary, and the property also benefits from an en-suite to the principal bedroom.

Externally, the bungalow sits on a wide plot with off-street parking and offers excellent kerb appeal. Further benefits include gas central heating and double glazing throughout.

Offered with no onward chain.















Hall
Wooden entrance door into a very spacious hall with radiator, laminate flooring, coving to flat plastered ceiling, doors off to the accommodation.

Lounge
16'7 x 13'9 (5.05m x 4.19m)
Double-glazed French doors opening onto the garden with adjacent double-glazed windows to either side, laminate flooring, and a radiator.

Kitchen
13'11 x 11'11 (4.24m x 3.63m)
A large larder-style cupboard, double-glazed window to the rear elevation, access to the utility room, fitted with a range of modern cream coloured units and drawers at base level with an inset one-and-a-quarter drainer white sink with mixer taps, ample space if needed for dining room table.

Utility Room
7'7 x 6'10 (2.31m x 2.08m)
Wooden door to rear elevation with adjacent double-glazed window to the rear elevation, work surfaces with an inset sink, wall-mounted gas-fired boiler, and plumbing facilities for a washing machine.

Bedroom One
13'1 x 9'1 (3.99m x 2.77m)
Double-glazed window to the front elevation, laminate flooring, coving to the ceiling, radiator.

En-Suite
Double-glazed window to the side elevation, fitted towel rail, low level wc, vanity unit, and shower cubicle.

Bedroom Two
10'3 x 7'10 (3.12m x 2.39m)
Double-glazed to the front elevation, laminate flooring, radiator, coving to flat plastered ceiling.

Bedroom Three
11'11 x 7'10 (3.63m x 2.39m)
Double-glazed window to the front elevation, laminate flooring

Bathroom
Modern white suite comprising low level wc, pedestal wash hand basin, shaped panelled bath, double-glazed window to the rear and side elevations, tiling to floors, tiling to splashback areas.

Exterior

Rear Garden
Mainly laid to lawn, fenced to boundaries, backing onto other bungalows

Front Garden
Off-street parking to the side, shrubbery enclosing the front.











GROUND FLOOR
1207 sq.ft. (112.1 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.1 sq.m.) approx.

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 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 operability or efficiency can be given.
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