
19 Westman Road
RICHARD
POYNTZ

19 Westman Road
Canvey Island
SS8 8LZ

£335,000

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Nestled on Westman Road in the charming Canvey Island, this delightful three-bedroom detached bungalow offers a wonderful opportunity for those seeking a comfortable and spacious home. The property boasts a modern design, featuring an L-shaped hallway that leads to a generously sized lounge, perfect for relaxation and entertaining. The spacious kitchen provides ample room for culinary pursuits, while the three well-proportioned bedrooms ensure plenty of space for family or guests. The master bedroom benefits from an en suite, adding a touch of convenience to daily living.

The bungalow is complemented by a one-and-a-half garage and a block-paved driveway, providing ample parking and storage options. The westerly facing rear garden is a lovely outdoor space, ideal for enjoying the afternoon sun. Although the property requires some modernisation and decoration throughout, it presents a fantastic opportunity to personalise and create your dream home.

Conveniently located, this bungalow is just a short distance from Leigh Beck Infants and Junior Schools, making it an excellent choice for families. Additionally, local bus routes and shops are within easy reach, ensuring that all your daily needs are met. With no onward chain, this property is ready for you to make it your own. Don't miss the chance to view this charming bungalow and envision the potential it holds.











Hallway
Composite entrance door with obscured double-glazed insets giving access to a large 'L' shaped hallway which has a coved textured ceiling, loft hatch, radiator, doors off to the accommodation, and door to airing cupboard housing hot water cylinder, carpet.

Lounge
17'1 x 12'2 (5.21m x 3.71m)
Excellent-sized lounge with a coved textured ceiling, double-glazed sliding patio doors to rear elevation giving access to the garden, radiator, feature fireplace, wallpaper decoration, and carpet.

Kitchen
12' x 9'4 (3.66m x 2.84m)
Coved textured ceiling, UPVC double-glazed window plus half UPVC double-glazed door to rear elevation, tiling to walls, radiator, vinyl floor covering, traditional wood units at base and eye level with matching drawers, roll top work surfaces over incorporating four ring gas hob with pull out extractor over, separate waist height oven, one and a quarter sink and drainer with mixer taps, plumbing for washing machine, space for freestanding fridge and freezer.

Bedroom One
11'11 x 11'10 (3.63m x 3.61m)
A good-sized double bedroom with coved textured ceiling, UPVC double-glazed bay window to front elevation, radiator, carpet, and door to en-suite shower room

En-Suite Shower Room
Coved textured ceiling, obscured glazed window to side elevation, radiator, wood laminate flooring, three-piece shower room suite comprising lever handle wc, wall-mounted hand basin with taps and tiling to splashback, shower tray with tiling to splashback, wall-mounted shower.

Bedroom Two
12'9 x 9'5 into door recess (3.89m x 2.87m into door recess)
A further good-sized double bedroom with coved textured ceiling, UPVC double-glazed window to front elevation, radiator, carpet

Bedroom Three
9'8 x 8'3 (2.95m x 2.51m)
Coved textured ceiling, UPVC double-glazed window to front elevation, radiator, wallpaper decoration, carpet

Bathroom
Coved textured ceiling, obscured glazed window to rear elevation, tiling to walls, radiator, carpet, three-piece suite comprising lever handle wc, pedestal wash hand basin with taps, panelled bath with mixer taps and shower attachment.

Exterior

Rear Garden
Hardstanding pathway with paved patio area and the remainder laid to lawn, does need some attention, bedding for plants, fenced to boundaries, gate to side giving access to the front, outside tap.

Front Garden
Block paved driveway providing off-street parking leads to the garage, various bedded areas for plants, and a pathway leading to the entrance door with a step up

Garage
17'6 x 10'11 (5.33m x 3.33m)
Up and over door with power and light connected, wall-mounted boiler, wood glazed door to rear giving access to the garden













GROUND FLOOR
1021 sq.ft. (94.9 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.9 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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