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RICHARD
POYNTZ



**31, Newlands Road
Canvey Island, SS8 8EU
£500,000**



Tel No: 01268 699 599 | Fax: 01268 699 080 | james@richardpoyntz.com
Registered Office: Richard Poyntz and Company, 11 Knightswick Road, Canvey Island. SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz | VAT No. 731 4287 45
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Hallway



Composite style double-glazed entrance door into spacious 'L' shaped hall with oak style flooring, ornate coving to flat plastered ceiling, modern staircase to first floor with glass screen, white panelled doors off to the ground floor accommodation and store cupboard.

Lounge 18'9 x 13'5 (5.72m x 4.09m)



Truly Excellent size lounge with coving to flat plastered ceiling, uPVC double glazed bi-folding doors to rear giving access to the garden, two feature vertical radiators, oak wood flooring and opening to kitchen diner.

Kitchen Diner 15'8 x 11'9 (4.78m x 3.58m)



With flat plastered attractive vaulted ceiling, double-glazed French style doors and windows overlooking and providing access onto the rear garden, range of white units at base

level with black granite work surfaces over complimentary matching splash back tiling to the walls, space for range cooker with fitted extractor over to remain, opening through into the utility area, wood flooring and ample room for a large dining table and chairs.



Utility Room 7'9 x 5'9 (2.36m x 1.75m)



Flat Plastered ceiling, uPVC double glazed window, modern white units at base and eye level, working surfaces with inset one and quarter drainer sink unit with chrome mixer tap, tiling to splash back door into the shower room, space for American style fridge/freezer, Radiator oak wood flooring.

Shower Room



Modern white suite comprising of low-level push flush w/c, wash hand basin inset to vanity unit below with fitted wall-mounted shower with central drainage and glass shower screen and door, complementary ceramic tiling to the walls and floor, chrome heated towel rail.

Bedroom One 16'7 x 9'1 (5.05m x 2.77m)



Excellent double bedroom with flat plastered ceiling with upvc double glazed window to the front modern radiator, good size walk-in wardrobe with shelving and railings for clothes, door to en suite shower room and oak wood flooring.

En Suite



Stunning en suite shower with flat plastered inset spotlight, attractive tiling to walls and floor, modern heated

towel rail. Superb 3-piece suite comprising push flush W/C, sink with chrome mixer taps inset into vanity unit, large shower tray with glass screen and door with wall-mounted chrome shower.

Bedroom Two 12'3 x 11'2 to face of wardrobes (3.73m x 3.40m to face of wardrobes)



Excellent size 2nd bedroom with flat plastered ceiling, uPVC double glazed window to the front of property, modern radiator, range of fitted wardrobes across the width of one wall and carpet.

Bedroom Three 10'4 x 9'5 (3.15m x 2.87m)



A further good size bedroom with coving to flat plastered ceiling, uPVC double glazed window to rear, modern radiator and wood flooring.

Bathroom



Another amazing room has been finished to the highest of standards, with a flat plastered ceiling with built-in speaker, upvc double glazed window to the rear, contemporary tiling to the walls with built-in TV and complimentary tiling to floor, and modern radiator. Superb three-piece bathroom suite, push flush W/C, large sink with chrome mixer taps inset into vanity unit, panelled Jacuzzi style bath with various jets with taps and pull-out shower.

Loft Landing

Windows set into the roof to the rear elevation, double opening doors to storage cupboards and doors to both loft rooms, radiator and carpet

Loft Room One 15'2 x 12'3 (4.62m x 3.73m)



Limited height to ceilings, two windows set into the roof at the rear elevation, radiators, spotlights, and laminate flooring.

Loft Room Two 12'4 x 12'2 (3.76m x 3.71m)



Window set into the roof of the rear elevation, radiator, limited height to the ceiling due to eaves, laminate flooring. Spotlights, storage cupboard and access to eaves storage.

Rear Garden



Fairly secluded with decking area, paved patio with enclosed lawn, side access via pathway and gate, fencing to boundaries.

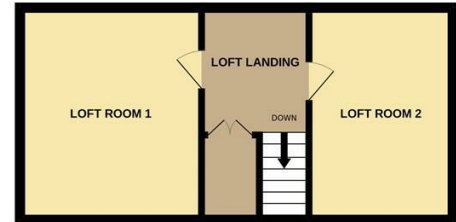
Front Garden

External lighting and a heavy shingled driveway provide off-street parking for several cars. Gates to one side leading to the shed and fencing to some boundaries.

GROUND FLOOR



1ST FLOOR



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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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