



4 Pennial Road



4 Pennial Road Canvey Island SS8 9EA

£360,000



Richard Poyntz & Company have pleasure in offering for sale this truly outstanding extended superb sized three bedroom linked detached house, situated in a popular cul-de-sac location off of Waarem Avenue and being a short distance to Canvey Town Centre. Jones's Corner, Schools, Shops and Bus Routes are also close by. The property itself externally has a twin driveway providing off-street parking for several vehicles and a garage. To the rear of the garden is a decked lawned garden with a small artificial lawned area with bedding for plants. Internally there is a spacious hallway that has stairs to the first-floor accommodation, a ground-floor cloakroom, an excellent-sized lounge, a huge kitchen/diner with white units at base and eye level, ample room for a table and chairs, French doors and separate obscure UPVC double glazed door giving access to the garden. To the first floor you have a landing with three excellent sized bedrooms, bedroom one also has a modern en-suite shower room and to complete the first-floor accommodation is a modern three piece bathroom suite. The property also has gas-fired central heating and viewing comes highly recommended to truly appreciate the standard of accommodation on offer.



Hall

UPVC entrance door with obscured double-glazed inset windows leading to a spacious hallway, coved textured ceiling, UPVC double glazed lead lite window to the front plus further obscured lead lite double glazed window to the side next to the entrance door, spindled staircase giving access to first-floor accommodation with a store cupboard under, radiator, door to lounge, cloakroom and kitchen/diner, carpet

Cloakroom

Textured ceiling, obscured UPVC double-glazed lead lite window to side, sink with chrome taps into a vanity cupboard, tiled splashback, lever handled wc, tiled laminate flooring.

Lounge

14'2 x 10'11 (4.32m x 3.33m)

Superb-sized lounge, coved textured ceiling, UPVC double glazed

lead lite window to front, dado rail, radiator, electric wall mounted fire, carpet, opening to kitchen/diner.

Kitchen/Diner

24'6 x 9'8 maximum (7.47m x 2.95m maximum)

Coved textured ceiling, UPVC French style doors to rear giving access to the garden, UPVC double glazed windows to either side, further half obscured double glazed door to rear giving access to garden, UPVC lead lite double glazed window to front, wall mounted boiler, radiator, partly carpeted, wood laminate flooring, part tiling to walls, dado rail, white units at base and eye level with matching drawers all with crystal effect handles, roll top worksurfaces over incorporating one and a quarter stainless steel sink and drainer with chrome mixer taps, space for cooker with extractor over, plumbing for washing machine, space for various other appliances, ample room for table and chairs.

First Floor Landing

Coved textured ceiling, UPVC double glazed lead lite window to side, door to store cupboard, door to remainder of the first floor accommodation, carpet.

Bedroom One

12'11 x 10'7 maximum (3.94m x 3.23m maximum)

Superb-sized double bedroom, flat plastered ceiling with loft hatch, UPVC double glazed window to rear, radiator, door to en-suite shower room, carpet.

En-Suite Shower Room

Textured ceiling with inset spotlights, obscured UPVC double glazed window to the rear, radiator, tiling to walls, tiled effect laminate flooring, modern three-piece white suite comprising push flush wc, pedestal wash hand basin with chrome taps, corner shower tray with glass screen and doors, wall mounted chrome shower.

Bedroom Two

11' x 10'7 maximum (3.35m x 3.23m maximum)

Further good size double bedroom, textured ceiling, UPVC double glazed lead lite window to front, radiator, carpet.

Bedroom Three

7'9 x 6'9 (2.36m x 2.06m)

Further good sized bedroom, textured ceiling, UPVC lead lite double glazed window to the front, radiator, built-in wardrobe, carpet.

Bathroom

Textured ceiling with inset spotlights, obscured UPVC double glazed window to rear, radiator, part tiling to walls, tiled laminate effect flooring, modern three-piece white bathroom suite comprising of push flush wc, pedestal wash hand basin with chrome mixer taps, P-shaped paneled bath with glass shower screen, chrome mixer taps with shower attachment, separate chrome wall mounted shower over bath.

Exterior

Rear Garden

Commences with a large decked area which is ideal for table and chairs, an artificial lawn with raised bedding for plants and shrubs, fencing to boundaries, gate to the side giving access to the front of the property.

Front Garden

Two hardstanding driveways providing off-street parking for several vehicles, one of which leads to a garage, the remainder of the front garden is laid lawn with a hardstanding pathway.

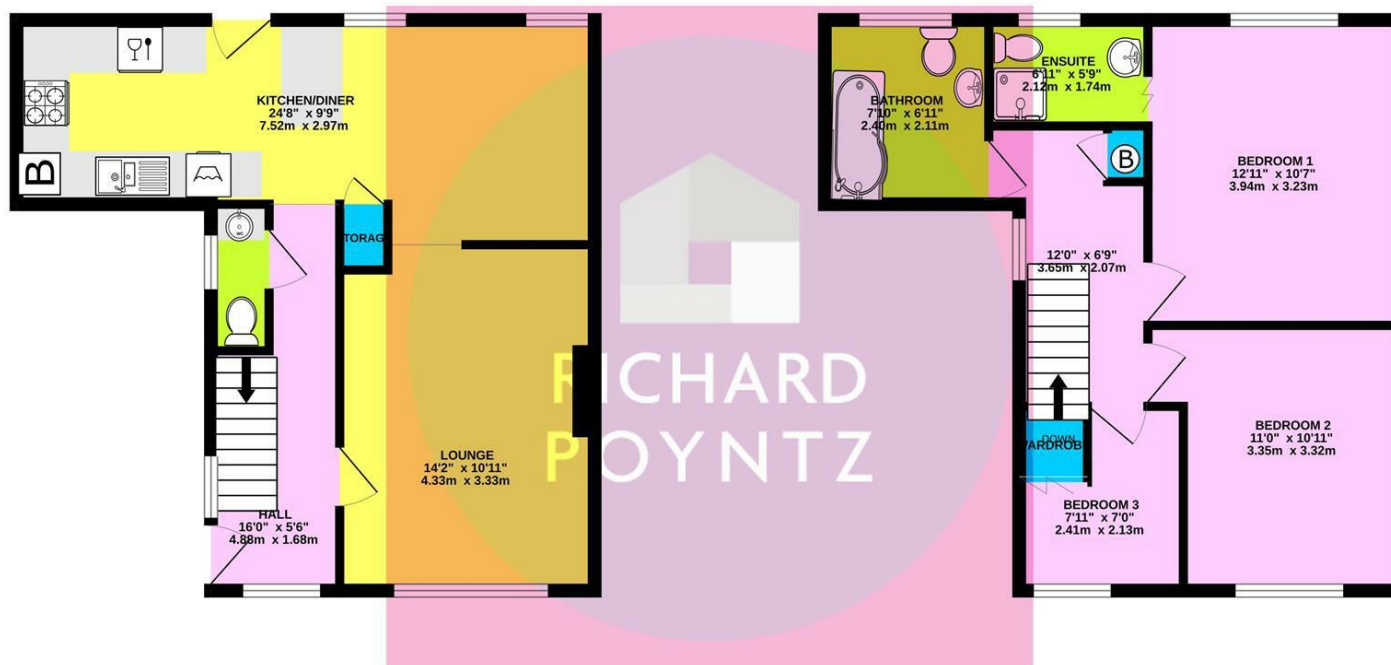
Garage

Up and over door with power and light connected, door to rear giving access to the garden.



GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.

1ST FLOOR
466 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.3 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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