



20 Southwick Road



20 Southwick Road Canvey Island Essex SS8 0EP

£525,000



This family home being offered for sale by Richard Poyntz & Co. is truly exceptional. It boasts a spacious layout and a convenient location near the Seafont, Schools, Bus stops and Shops.

The main entrance hall is 'L' shaped and leads to a spacious lounge and a conservatory that provides additional space. The dining room is located at the front of the house. At the rear is a spacious kitchen with plenty of counter space and storage, along with a good-sized utility room that provides access to the garden. Upstairs, the four bedrooms are all impressively sized and equipped with built-in wardrobes. The main bedroom has a large dressing area that connects to the en-suite. The family bathroom is modern and well-appointed, with a bath and shower.

The property has parking to the front and a large one-and-a-half-width garage that provides ample space for storage and parking. The low-maintenance garden at the rear starts with a decking area with artificial lawns. The property benefits from gas-fired heating and double-glazed windows. If you are looking for a spacious family home, we highly recommend scheduling an internal inspection.



Hall

Composite entrance door into a porch with a further door connecting into a spacious 'L' shaped hallway, radiator, stairs connecting to the first floor, laminate flooring, ornate coving to ceiling, dado rail, white paneled doors off to the accommodation.

Cloakroom

Off of the hall with storage cupboard, tiling to floors and walls, vanity unit with inset wash hand basin and chrome mixer tap, low-level wc with work surface and push flush, radiator.

Lounge

25'2 x 12'10' (7.67m x 3.91m')

Double glazed window to the front elevation, double doors opening onto the conservatory, two radiators, ornate coving to the ceiling and dado rail, feature fireplace.

Conservatory

13'6 x 10'6 (4.11m x 3.20m)

Tiling to floor, double-glazed windows to two elevations, double-glazed French doors opening onto the garden, radiator, obscure roof.

Dining Room

12' x 11'6 (3.66m x 3.51m)

Off of the main hall with double glazed window to the front, ornate coving to ceiling, radiator, laminate flooring.

Kitchen

15'8 x 11'8 (4.78m x 3.56m)

Double glazed window to the rear elevation, tiling to floors, plenty of work surfaces with a range of wood fronted units and drawers under incorporating a breakfast bar area, inset five ring stainless steel gas hob with oven under and extractor over, integrated fridge and dishwasher (included and to remain) inset sink, tiling to splashbacks, matching eye units at eye level with open shelves and glass display cabinets, twin opening to utility room.

Utility Room

15'6 x 8'3 (4.72m x 2.51m)

Impressive size utility room with double glazed door and window to the rear elevation, tiling to the splashbacks, space, and plumbing facilities for washing machine and other appliances, white units at eye and base level with worksurfaces, inset stainless steel sink with chrome mixer taps, built-in storage cupboard, radiator.

First Floor Landing

Doors off to the accommodation, storage cupboard, access to loft.

Bedroom One

15'11 x 13' (4.85m x 3.96m)

Two double-glazed boxed bay windows to the front elevation, coving to ceiling, radiator, opening through to a spacious dressing area with mirror-fronted sliding wardrobes and this, in turn, is open plan to the en-suite.

En-Suite

Low level wc, large shower cubicle, units incorporating sink with mixer tap, double glazed window to rear, wall mounted white heated towel rail.

Bedroom Two

13'10 x 11'11 (4.22m x 3.63m)

Two double-glazed box bay windows to the front elevation, built-in wardrobes (to remain), radiator.

Bedroom Three

13'4 x 11'9 (4.06m x 3.58m)

Double glazed window to the rear, built-in wardrobes, radiator

Bedroom Four

10' x 9' (3.05m' x 2.74m)

Double glazed window to the front, good sized fourth bedroom, small staircase connecting to a raised area where there are wardrobes which again are fitted and to remain, radiator, coving to ceiling

Bathroom

A modern design bathroom with a white suite comprising a large bath with chrome mixer taps, close coupled low-level wc, large corner tiled shower cubicle, wash hand basin, tiling to walls and floors, obscure double glazed window to the rear elevation.

Exterior

Garage

17'7 deep x 13'10 in width (5.36m deep x 4.22m in width)

Electric up and over door, rear access to the garden.

Front Garden

Off-street parking to the front, low-level brick wall, and side access.

Rear Garden

Fenced to the boundaries, wider than average with a large covered decked area, the remainder being mainly laid to artificial lawn, raised flower borders and shed with power (to remain).



GROUND FLOOR



1ST FLOOR



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Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: rp@richardpoyntz.com
Registered Office: Richard Poyntz & 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 • V.A.T No: 731 4287 45
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