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RICHARD  
POYNTZ



**Ash Road**  
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**£600,000**

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Located in this sought-after location off of Furtherwick Road, backing directly onto King George's Playing Fields and within a short walk of the seafront and Canvey Islands town centre. The property has been vastly extended beyond recognition by the current owners to their specifications. The property boasts just under 2,400 sq ft of space with accommodation that includes to the ground floor a central entrance hall with a dining room and sitting room to the front. To the rear is a spacious lounge with parquet flooring overlooking the picturesque garden; also to the end is a spacious kitchen/family room with ample space for a dining room table, and with various appliances to remain, completing the ground floor is a cloakroom/utility room. Attached is a 31ft in length garage. To the first floor are five double bedrooms, two of which provide access to a balcony that runs the entire width of the rear and benefits from a view of the very picturesque King George's Playing Fields, in total there are three en-suite shower rooms with the main bedroom benefiting from the added advantage of a large walk-in wardrobe. Completing the first-floor accommodation is the bathroom. Externally there is ample parking to the front and landscaped larger-than-average garden to the rear with a gate providing access to King George's Playing Fields. Indeed a property suitable for those with a large family and needing space.



\*\* Popular sought-after location backing onto King

### George's Playing Fields

- \*\* Situated off of Furtherwick Road and within easy reach of the seafront and the town centre
- \*\* Double glazed windows
- \*\* Gas-fired central heating
- \*\* Ample off-street parking
- \*\* 30ft in length attached garage
- \*\* Vastly extended to the owner's own specification
- \*\* Balcony which runs the full width of the rear with picturesque views off two rear bedrooms
- \*\* Main bedroom suite with walk-in wardrobe and en-suite shower room
- \*\* Two further en-suite shower rooms plus a family bathroom
- \*\* Spacious kitchen/breakfast room with double-oven, gas hob, fridge/freezer and dishwasher to remain
- \*\* Lounge with parquet flooring which extends to the hall and cloakroom/utility room
- \*\* Separate dining room plus additional sitting room
- \*\* Versatile accommodation ideal for a large/extended family
- \*\* Landscaped rear garden
- \*\* Cloakroom/utility room
- \*\* High ceiling to the ground floor
- \*\* Large loft space.

### Hall



Wooden entrance door with inset stained glass windows into a spacious hall with stairs connecting to the first floor, two storage cupboards, doors off to the accommodation, radiator, and parquet flooring.

**Lounge 17'8 x 15'4 (5.38m x 4.67m)**



A spacious lounge with double-glazed patio sliding doors opening directly onto the garden, coving to the ceiling, dado rail, parquet flooring, radiator, and gas fire.

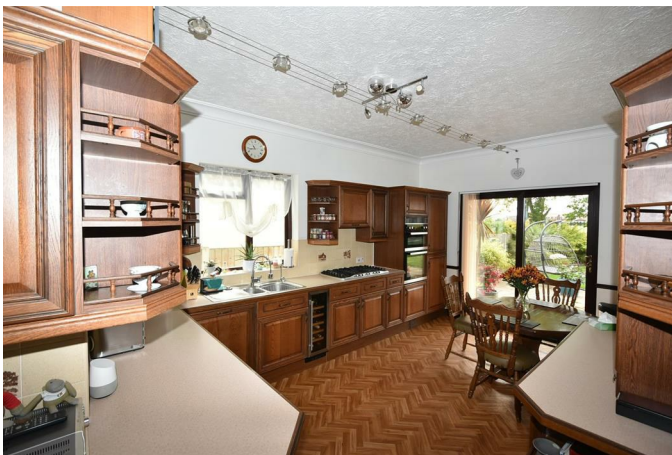


**Sitting Room/Second Reception Room 10'11 x 10 (3.33m x 3.05m)**



Double glazed bay window to the front elevation, coving to the ceiling, radiator.

**Kitchen/Breakfast Room 18' x 10'10 (5.49m x 3.30m)**



Double glazed window to the side elevation, double glazed sliding patio doors opening onto the garden at the rear, extensively fitted kitchen with a range of wood fronted units and drawers at base-level with dishwasher, wine cooler, and integral fridge/freezer to remain, wood trimmed work surfaces over with inset sink, inset five ring gas hob with overhead extractor, tiling to the splashbacks—matching units at eye-level, corner shelving, and glass display cabinets, coving to the ceiling.

**Dining Room 12 x 10'11 (3.66m x 3.33m)**



Double glazed bay window to the front with radiator under, coving to the ceiling.

**Cloakroom/Utility Room 10'11 x 6'11 (3.33m x 2.11m)**



Double glazed obscured window to the side with large vanity unit with inset sink and work surfaces to the side, low-level w/c, and tiled work surfaces with cupboard under together with space and plumbing facilities for washing machine, coving to the ceiling, parquet flooring.

**First Floor Landing**



Obscure double glazed window to the side, dado rail, coving to the ceiling, doors off to the first-floor accommodation.

**Main Bedroom Suite 14'6 x 14'3 (4.42m x 4.34m )**



Large double-glazed sliding patio doors open onto the balcony with views of King George's Playing Fields, radiator, coving to the ceiling. The door connecting to a dressing room.



**Balcony**



**Dressing Room**

Wardrobes and double-glazed obscured windows to the front.

**En-Suite**



Double glazed window to the side, pedestal wash hand basin, low-level w/c, modern glass shower cubicle with wall mounted shower, chrome towel rail.

**Bedroom Two 15'6 x 10'11 (4.72m x 3.33m )**



Double-glazed window to the front, coving to the ceiling, radiator,

**Bedroom Three 15'8 x 10'8 (4.78m x 3.25m)**



Double-glazed window to the front, radiator, and airing cupboard.



**Bedroom Four**



**En-Suite**



Double-glazed sliding patio doors open onto the balcony with picturesque views of King George's Playing Fields, coving to the ceiling, radiator, and access to the en-suite.

Three-piece suite comprising low-level w/c, shower cubicle with wall mounted shower, wash hand basin, coving to the ceiling.



### En-Suite



Low-level w/c, wash hand basin, tiled shower cubicle. Double-glazed window to the side.

### Balcony



Spans the entire width of the rear of the property with privacy screens to both flanks, enclosed by wrought iron style railing with views of King George's Playing Fields, and this is accessed via two of the rear being the main bedroom and bedroom four.

### Bedroom Five 12 x 11'5 (3.66m x 3.48m)



Double glazed window to front and radiator

### Bathroom



A three-piece suite comprising of corner bath, low-level w/c, and pedestal wash hand basin, half tiled to the walls, coving to the ceiling, radiator, obscure double glazed window.

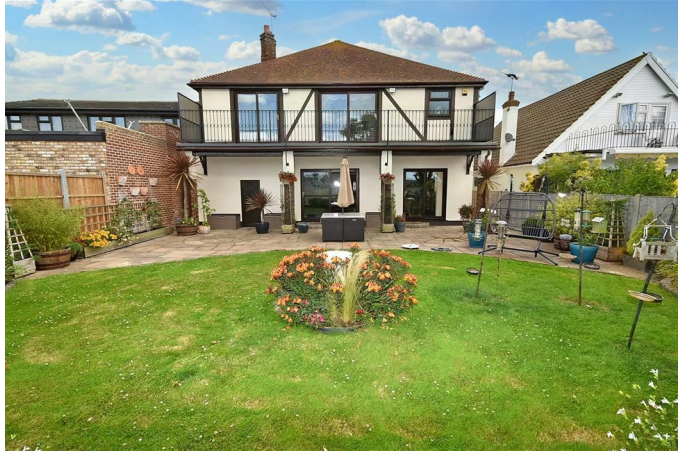
### Garage 35'4 x 9'10 max (10.77m x 3.00m max)

Store area to the rear, Power and Lighting and Electric up and over door.

### Front

Ample Parking at the front with in and out driveway and access to the garage .





### Rear Garden

Beautifully maintained at the time of inspection, and larger than average with fencing to both flanks, low-level brick wall with wrought iron style railings overlooking King George's Playing Fields, gate which connects to the rear, patio area with the remainder being mainly laid to lawn with an array of shrubbery to the boundaries, external power points.

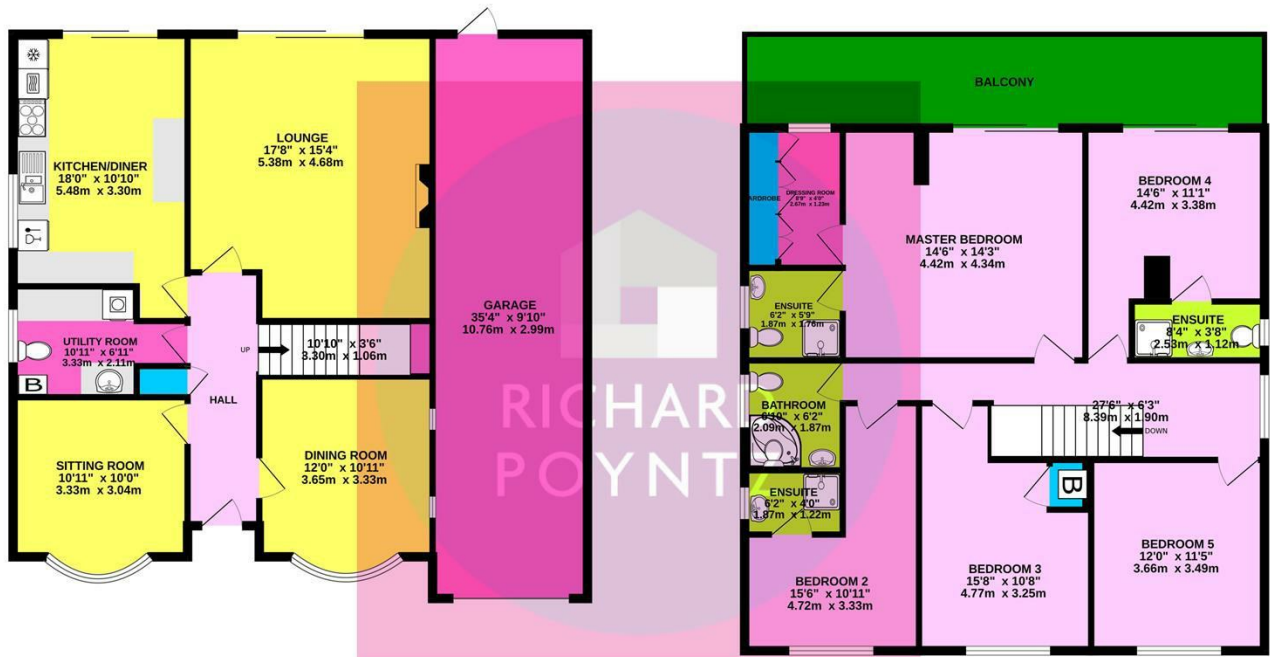






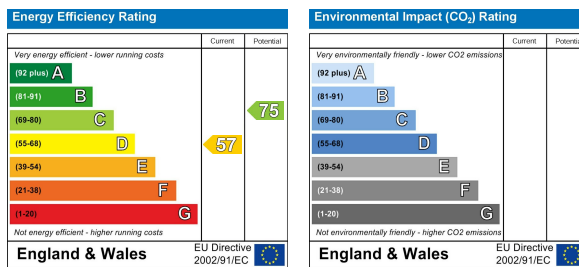
GROUND FLOOR  
1199 sq.ft. (111.4 sq.m.) approx.

1ST FLOOR  
1056 sq.ft. (98.1 sq.m.) approx.



TOTAL FLOOR AREA: 2255 sq.ft. (209.5 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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