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RICHARD  
POYNTZ



**8b- Elm Road  
Canvey Island, SS8 7AW  
£375,000**



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\*\*Popular location off of Furtherwick Road within walking distance to the Town Centre & the Sea Front  
 \*\* Truly stunning and spacious Three Bedroom Semi Detached House  
 \*\* Block Paved off street parking and garage with electric remote door  
 \*\* Stunning Kitchen/Breakfast Room with double oven, hob, extractor, two freezers, fridge, dishwasher and wine cooler all included plus a boiling hot water tap  
 \*\* Three well proportioned Bedrooms  
 \*\* Shutters to the elegant Lounge & main Bedroom  
 \*\* Truly stunning spacious Shower Room to the first floor  
 \*\* Low maintenance rear garden with large Gazebo & Bar area (all to remain)  
 \*\* Double Glazed Windows  
 \*\* Modern Gas Fired Central Heating

**Hall**

Composite entrance door into the hall area, laminate flooring and oak-style door connecting into the Kitchen/Breakfast room,

**Kitchen/Breakfast Room 21' x 14'8 (6.40m x 4.47m)**



Double glazed window to the front elevation, double glazed door to the side with double glazed windows to either side, flat plastered ceiling with inset spotlights, laminate flooring, stairs connecting to the first floor, oak style door connecting into the lounge, extensive range of gloss white units and drawers at base level with large pull-out larder style cupboard plus carousel cupboards, integral fridge and two integral freezers fitted and to remain, wine cooler also included plus dishwasher, worksurfaces over with inset five ring gas hob, extractor over, matching units at eye level and cupboard incorporating double oven, in addition, one and a quarter drainer sink with fitted boiling water tap



**Lounge 14'7 x 12'10 (4.45m x 3.91m)**



Across the entire width of the rear of the property, double-glazed French Doors open onto the garden with adjacent double-glazed windows to either side, fitted shutters all included, attractive laminate style flooring, flat plastered ceiling, and wallpaper decor to one wall.



**First Floor Landing**



Doors off to the accommodation, flat plastered ceiling.

**Bedroom One 14'8 x 9'11 (4.47m x 3.02m)**



Situated at the rear of the property, double glazed window to the rear elevation with fitted shutters, all of which are included, radiator, wallpaper decor across one wall, the other wall benefits from built-in fitted wardrobes, all of which are to remain.



**Bedroom Two 12' x 8' (3.66m x 2.44m)**



Double glazed window to front, flat plastered ceiling, radiator.

**Bedroom Three 8' x 6'3 (2.44m x 1.91m)**

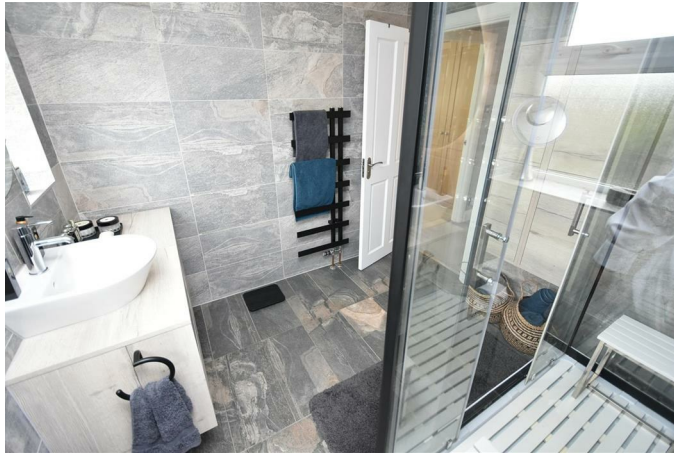
Double-glazed window to front, radiator



### Shower Room 8'8 x 8'4 (2.64m x 2.54m)



A size shower room with two double-glazed windows to the side, flat plastered ceiling, tiling to walls and floors in ceramics, wall units with work surfaces over and inset coupled wc, considerable double steam and shower cubicle with Monsoon water jets, heated towel rail.



### Rear Garden



Average in size for this style of property, power points, decking area and the remainder being laid to patio, an impressive rear garden with fencing to the boundaries, to the rear is a large Gazebo with ceiling mounted heaters, covered and waterproof bar area again with power points.



### Exterior

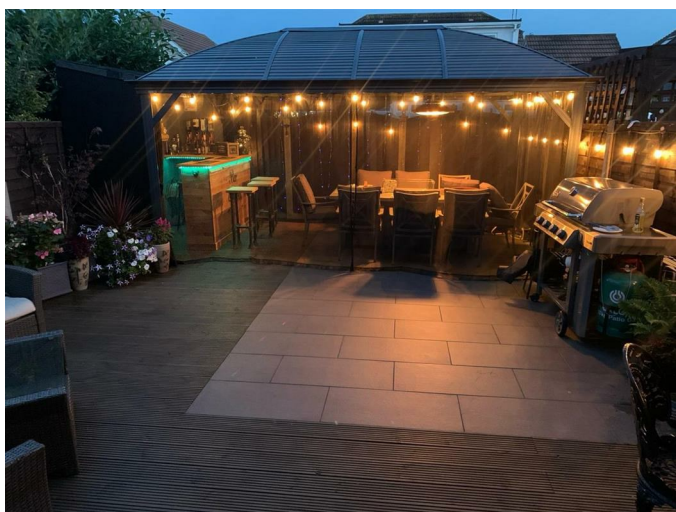
#### Front Garden

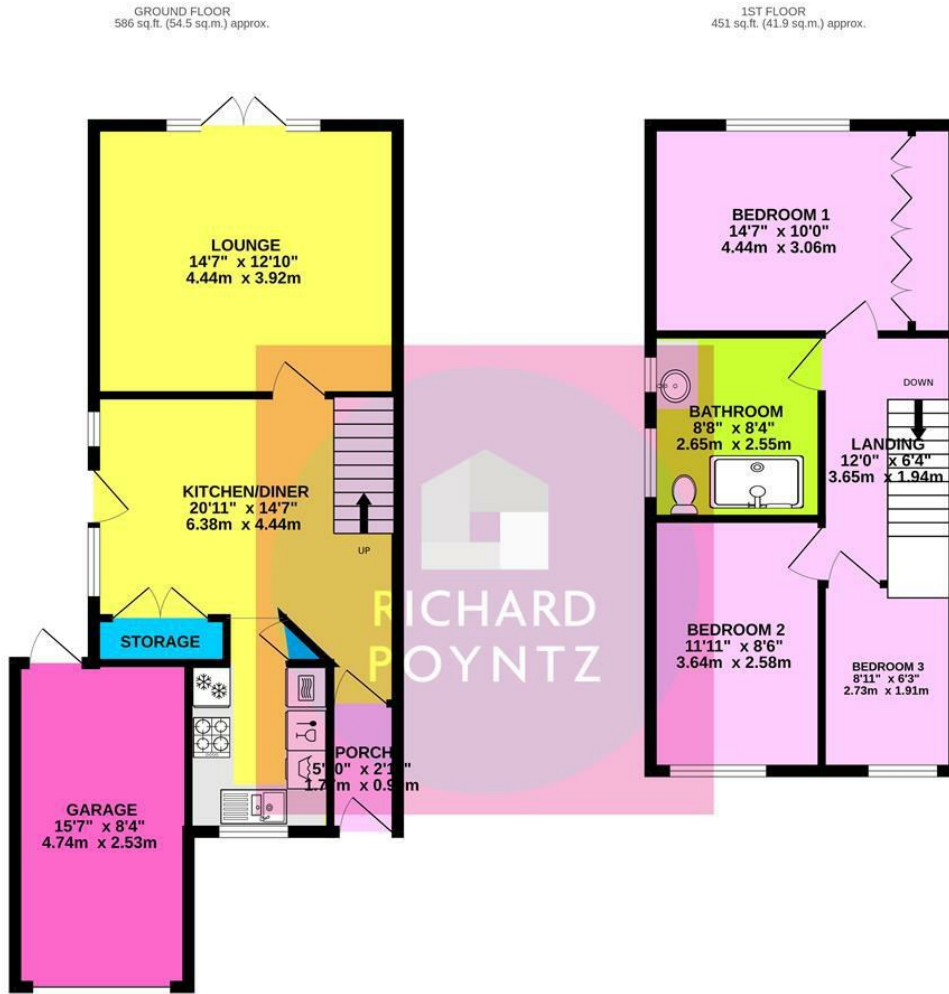
Block paved parking to the front with access to the garage

#### Garage 15'8 in length (4.78m in length )

With power and light, modern wall mounted gas fired boiler

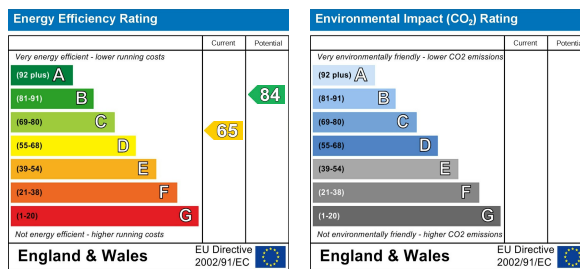






TOTAL FLOOR AREA: 1038 sq. ft. (96.4 sq. m.) approx.

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