



*15a Poplar Road*





# 15a Poplar Road Canvey Island Essex SS8 7BN

£465,000



.This elegant four-bedroom detached house is situated in a highly desirable location, mere steps away from King Georges Park and other verdant spaces. The property is conveniently located near the lively town center and the seafront, which offers a wide selection of cafes, restaurants, and leisure facilities. The spacious entrance hall leads to a substantial kitchen/diner area at the front of the house, which boasts an extensive range of kitchen units. The generously-sized lounge at the rear of the house, spanning the entire width of the property, is perfect for relaxation.

Upstairs, the four double bedrooms, each with fitted wardrobes, provide ample space. Bedrooms One and Two benefit from ensuite shower rooms, while the principal bedroom offers a walk-in closet that doubles as a dressing area. The property is also fitted with a cloakroom, and provides access to a well-proportioned garage. Externally, the property offers extensive parking options at the front, while the larger-than-average rear garden is ideal for private outdoor activities.

In summary, this property is an excellent example of a spacious, stylish, and well-appointed residence, located in a highly sought-after area.



## Hallway

27'2 (8.28m )

Ramp up to front door Composite entrance door into a large hallway with part glass oak style doors off to the accommodation and oak style doors to garage and cloakroom , Coving to flat plastered ceiling. Radiator , Large cuboard

## Cloakroom

Double Glazed window to the side, A Modern suite comprising of a Low-Level WC and vanity unit with inset wash hand basin, Radiator.

## Kitchen / Diner

26'6 into bay x 9'4 (8.08m into bay x 2.84m)

Located at the front is a good size kitchen/diner with generous space for a dining room table or sofas; considerably fitted with a range of contemporary white units and draws at base level plus

integral fridge with work surfaces over with an inset large stainless steel sink with chrome mixer tap, inset four ring gas hob, matching units at eye level with inset double oven and glass display cabinets. Double Glazed bay window to the front further double-glazed window to the side, and two separate doors into the hall, one in the kitchen area and the other in the dining area .two Radiators Coving to flat plastered ceiling with inset spotlights

## Utility Room

6'11 x 5'1 (2.11m x 1.55m )

Double Glazed door to the side , Work surfaces with space for appliances and wall mounted boiler

## Lounge

20'3 x 13'2 (6.17m x 4.01m)

Double Glazed window to the rear with high-level one to side and double glazed sliding patio doors connecting to the rear,Radiator, Coving to flat plastered ceiling



### First Floor Landing

Coving to flat plastered ceiling, loft access, Double Glazed window to the side. Oak-style doors off to the accommodation

### Bedroom One

13'1 x 11'4 (3.99m x 3.45m)

Double Glazed window Radiator, Access to a walk-in wardrobe and ensuite Coving to flat plastered ceiling , Feature wall paper to one wall

### Ensuite

Obscure Double Glazed window A white suite comprising of bidet , low-level WC, vanity unit with inset wash hand basin and shower cubicle, Tiling to the walls

### Walk in wardrobe

6'7 x 6'4 (2.01m x 1.93m)

### Bedroom Two

12'8 x 12'6 max (3.86m x 3.81m max)

Double Glazed window Radiator Coving to flat plastered ceiling, Wardrobes built in

### Ensuite

Obscure Double Glazed window A white suite comprising a low-level WC, vanity unit with inset wash hand basin and corner shower cubicle,

### Bedroom Three

15'3 x 8'5 (4.65m x 2.57m)

Double Glazed window Radiator, coving to ceiling.

### Bedroom Four

8'10 x 9'8 (2.69m x 2.95m )

Double Glazed window Radiator Coving to flat plastered ceiling ,

### Bathroom

Double Glazed window Coving to flat plastered ceiling, A white suite comprising a bath, low level WC, wash hand basin and corner shower cubicle, and Tiling to the walls.

### Front

Ample Parking mainly laid to imprint concrete access to the garage

### Garage

21'7 x 9'5 (6.58m x 2.87m)

Up and Over door and access to the main house via the hallway

### Garden

A good-sized garden offering plenty of seclusion, Outside power point and a tap located at the side and mainly laid to lawn



GROUND FLOOR



1ST FLOOR



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