



*49 Maple Way*



# 49 Maple Way Canvey Island Essex SS8 9JH

£1,400



Please email or enquire online using the "Request Details" button.

This three-bedroom semi-detached family home is in a popular central area with nearby shops and bus stops. The property includes an entrance hall that connects to a spacious lounge to the rear, a well-equipped kitchen with hob, oven, and extractor, a study/utility room, and three bedrooms spread over two floors. The accommodation also features a family bathroom.

Externally, a larger-than-average patio and lawned rear garden with a garage to the side, accessible via a shared driveway. Viewing is recommended.

A deposit equivalent to one month's rent is required, which will be held within the Deposit Protection Scheme.

Richard Poyntz is a member of The Association of Residential Letting Agents.

Pets considered

## Hall

The property is approached via a central UPVC entrance door leading to the entrance hall with obscured double-glazed window to the front, dado rail, stairs connecting to the first floor with cupboard below, laminate wood flooring, coved and flat plastered ceiling, panelled doors leading to the accommodation

## Lounge

14'4 x 11'1 (4.37m x 3.38m)

UPVC double-glazed window overlooking the rear garden, radiator, TV and power points, laminate wood flooring, access to the kitchen

## Kitchen

14'4 x 8'8 (4.37m x 2.64m)

A good sized kitchen with UPVC double glazed window to the side and rear elevations, obscure double-glazed door leading directly onto the rear garden, one-and-a-quarter stainless steel sink unit inset to a range of rolled edge worksurfaces with extensively fitted units at base and eye level, four ring hob with fitted extractor over and double oven to the side (to remain), space for fridge freezer, plumbing and space for dishwasher, ceramic tiled splashback, power points.

**Study/Utility Room**

9' x 5'6 (2.74m x 1.68m)

Located off the main hall, radiator, obscure double-glazed window to the side and obscured double-glazed door providing access, laminate wood flooring, plumbing for washing machine, wall mounted boiler.

**Bedroom Three (Groundfloor)**

10'9 x 6'8 (3.28m x 2.03m)

UPVC double-glazed window to the front, radiator, power points.

**First Floor Landing**

Panelled doors leading to the accommodation.

**Bedroom One**

14'2 x 9' (4.32m x 2.74m)

UPVC double-glazed window to the rear, radiator, power points, textured and coved ceiling, storage alcove.

**Bedroom Two**

11'1 x 10'9 (3.38m x 3.28m)

UPVC double glazed window to the front, radiator, TV and power points, coved and flat plastered ceiling.

**Bathroom**

Obscured double-glazed window to the side elevation, white suite comprising of low-level push flush wc, pedestal wash hand basin, panelled bath with shower mixer taps and screen, ceramic tiling to walls and floor, cupboard housing a hot water cylinder and storage, access to loft via hatch.

**Exterior****Rear Garden**

To the rear of the property extends a larger than average garden commencing with a paved patio and the remainder being laid to lawn, gate to one side providing access

**Garage**

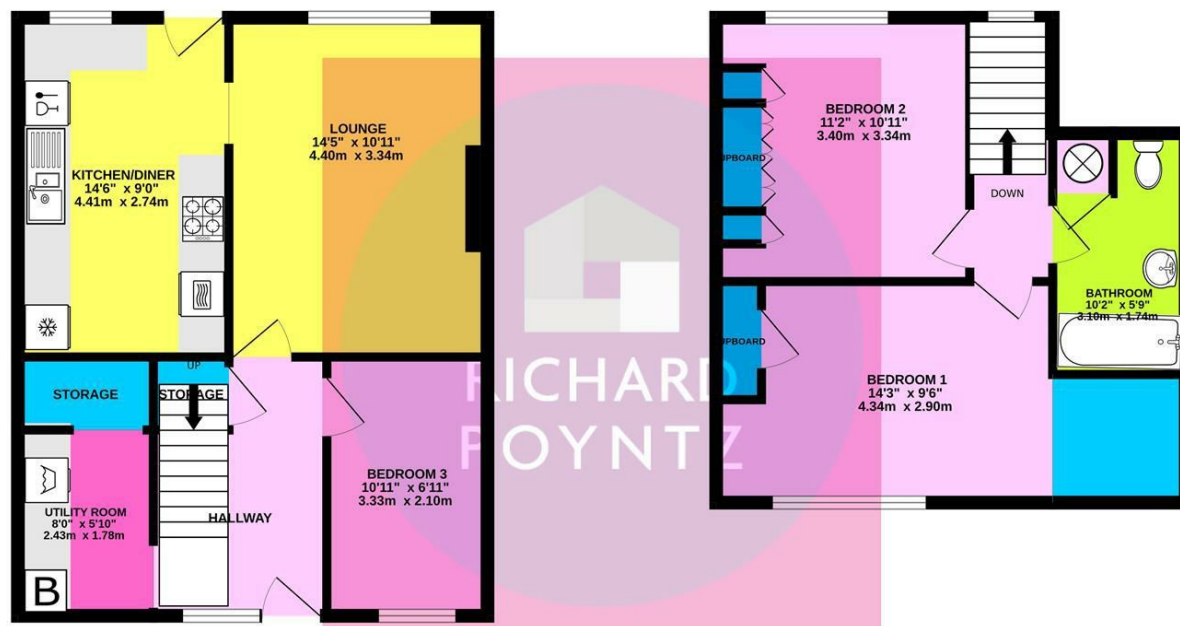
Single garage with up and over door, accessed via a shared driveway.

**Front Garden**

Mainly laid to lawn.

GROUND FLOOR  
515 sq.ft. (47.9 sq.m.) approx.

1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 907 sq.ft. (84.3 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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Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: [rp@richardpoyntz.com](mailto: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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