



*153 Furtherwick Road*



**RICHARD  
POYNTZ**



# 153 Furtherwick Road Canvey Island SS8 7BH

£465,000



This attractive Four Bedroom Detached House is located in a popular area, just a short distance from the lively Town Centre and a brief walk from the Seafront. The property features off-street parking at the front. The accommodation includes an elegant lounge at the front, a garage that has been converted into a utility room, a dining room, and a modern fitted kitchen at the rear, as well as a cloakroom on the ground floor. Upstairs are four well-proportioned bedrooms, a family bathroom, and an en-suite shower room. The property has newly installed gas-fired central heating via a combination boiler and double-glazed windows.



## Hall

The entrance door leads into the hall, which has stairs leading to the first floor. There is a door into the utility room and cloakroom, and a glass door leads into the lounge. Radiator

## Cloakroom

Double-glazed obscure window to the side. Modern white suite comprising low-level WC, white sink set into a vanity unit with chrome mixer taps, and tiling to the walls.

## Lounge

19'3 x 12' (5.87m x 3.66m)

An elegant lounge with Herringbone-style laminate flooring, a large double-glazed bay window to the front elevation, two vertical column-style radiators, and inset spotlights opening through to the dining room.

## Dining Room

10'5 x 10'1 (3.18m x 3.07m)

Double-glazed French doors open onto the garden, with adjacent double-glazed windows to either side. A contemporary radiator and matching Herringbone-style flooring opening through to the kitchen.

## Kitchen

10'4 x 8'5 (3.15m x 2.57m)

Double-glazed window to the rear elevation, matching flooring, coloured modern contemporary units and drawers at base level, white rolled-edge worksurfaces over with inset sink, matching units at eye level, and wall-mounted gas-fired combination boiler.

## Utility Room

9' x 8'1 (2.74m x 2.46m)

Part of the original garage, double glazed window to rear, units and plumbing facilities for washing machine.

### First Floor Landing

Storage cupboard, window to side, radiator, loft access.

### Bedroom One

13'1 x 10'5 (3.99m x 3.18m)

Double-glazed window to the front elevation and radiator.

### En-Suite

A three-piece suite comprises a vanity unit with an inset wash hand basin, a corner tiled shower cubicle, a white low-level close-coupled WC, and tiles to the walls.

### Bedroom Two

10'3 x 8'6 (3.12m x 2.59m)

Double-glazed window and radiator.

### Bedroom Three

12'2 x 7'3 (3.71m x 2.21m)

Double glazed window and radiator.

### Bedroom Four

10' x 9'5 (3.05m x 2.87m)

Double glazed window and radiator.

### Bathroom

Double-glazed window to the side, white suite comprising large sink with cupboard under, bath and low-level wc, tasteful tiling to floors, radiator, and further tiling to walls.

### Exterior

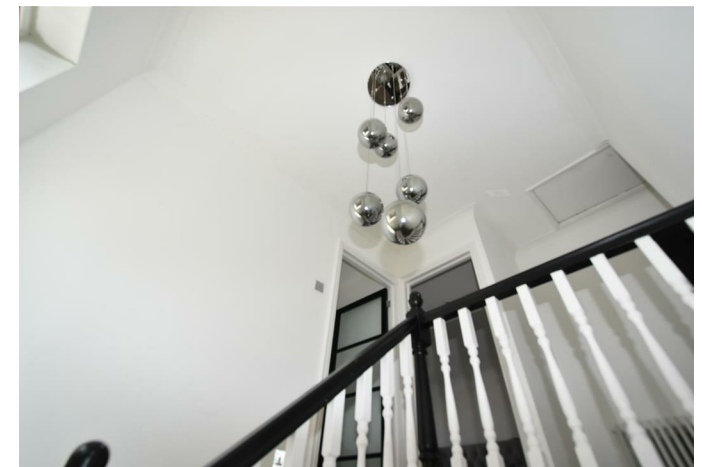
#### Front Garden

Off Street parking to the front, mainly block paved, side access, access to the garage which is only for storage as part of this has been utilised as a utility room.

#### Rear Garden

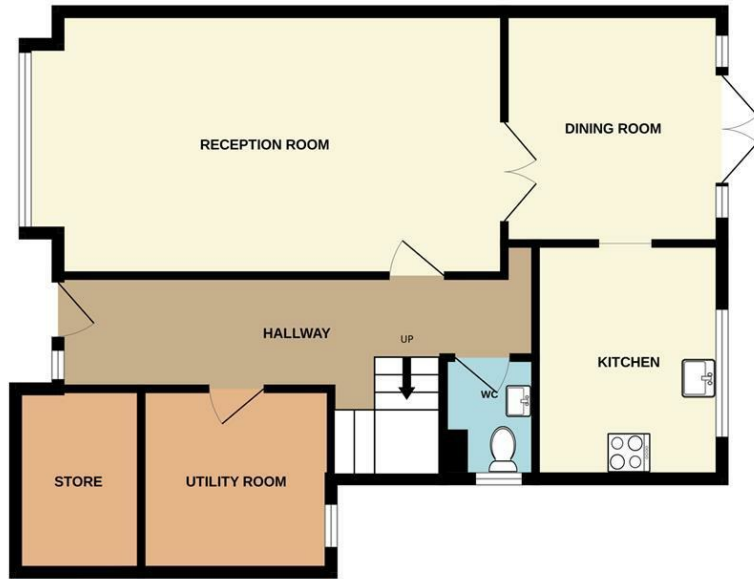
Measures slightly in excess of 30 feet with fencing to boundaries, decking patio to rear with the remainder being mainly laid to lawn.

Council Tax band D

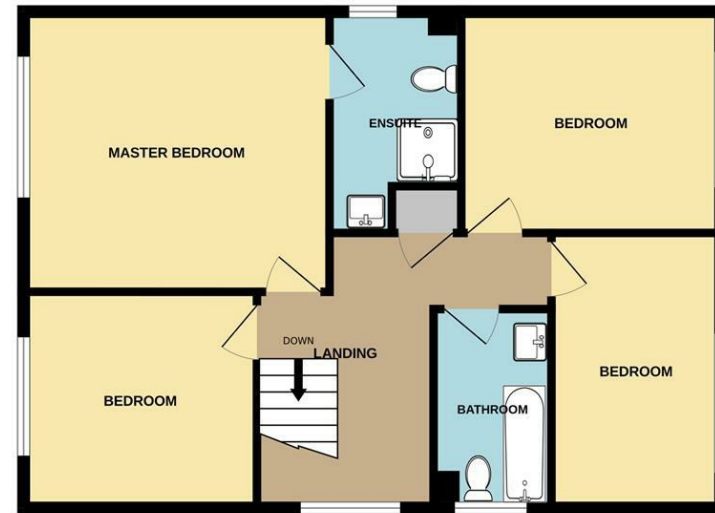




GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR  
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 1460 sq.ft. (135.6 sq.m.) approx.

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