

facebook.com/richardpoyntzandco

@RichardPoyntz

@richardpoyntz



RICHARD  
POYNTZ



# 1 The Driveway Canvey Island, Essex SS8 0AB OIEO £625,000



Tel No: 01268 699 599 | Fax: 01268 699 080 | james@richardpoyntz.com  
Registered Office: Richard Poyntz and 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 | VAT No. 731 4287 45  
Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.  
Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.



- \*\* Superb-sized four-bedroom detached bungalow with separate one-bedroom annexe
- \*\* Much larger than average rear garden
- \*\* Lots of potential to extend and go up in the loft (as we understand previous planning was approved in 2007 to put 2 additional rooms with 2 en-suites in the loft)
- \*\* Ample off-street parking
- \*\* Spacious living accommodation throughout
- \*\* Four good size double bedrooms
- \*\* Annexe consisting of a bedroom, lounge/conservatory, shower room and kitchen
- \*\* Gas-fired central heating
- \*\* UPVC double-glazed windows and doors throughout
- \*\* Viewing highly recommended
- \*\* Dressing room with en-suite to bedroom one
- \*\* Outstanding kitchen/breakfast room
- \*\* Superb-sized lounge/diner
- \*\* Excellent conservatory
- \*\*

### Hallway



UPVC entrance door to the front elevation with obscured double glazed insets giving access to hallway which has coved flat plastered ceiling, loft hatch, radiator, half wood panelling to walls and some wallpaper decoration, tiled flooring, doors off to some of the accommodation.

### Lounge/Diner 19'7 x 11'2 (5.97m x 3.40m)



Superb-sized room which has a coved flat plastered ceiling, skylight window, feature wallpaper decoration to one wall, radiator, tiling to floor, opening to conservatory.

### Conservatory 21'10 x 9'6 maximum measurements (6.65m x 2.90m maximum measurements)



Excellent addition to the property which has a sloping perspex roof, UPVC double glazed windows to three aspects plus double opening doors giving access to the excellent size garden, feature half brick to under windows, radiator, tiling to floor.

### Kitchen/Breakfast Room 16'6 x 11'9 maximum measurements (5.03m x 3.58m maximum measurements)

Has a coved flat plastered ceiling, opening to the conservatory, skylight window, extensively fitted kitchen with base and eye level units with matching drawers and handles, 2 glass display cupboards, square edge worksurface, and island with a breakfast bar, inset one-and-a-quarter stainless steel sink with mixer tap, space for range style cooker with extractor over, built-in dishwasher, tiling to floor, opening to utility room.

### Utility Room 8'10 x 5'5 (2.69m x 1.65m)



Has a coved flat plastered ceiling, UPVC double glazed window to the rear elevation, base and eye level units with rolled top worksurfaces over with handles, wall mounted boiler, plumbing for washing machine, space for fridge freezer, tiling to floor.

**Bedroom One 9'11 x 9'5 (3.02m x 2.87m)**



Excellent sized double bedroom which has a coved flat plastered ceiling, opening to the dressing room, feature wallpaper decoration to one wall, carpet.

**Dressing Room 7'1 x 6'4 to wardrobes (2.16m x 1.93m to wardrobes)**



Has a coved flat plastered ceiling, UPVC double glazed window to side elevation, radiator, built-in wardrobes, door to en-suite bathroom.

**En-Suite Bathroom**



Has a flat plastered ceiling, attractive tiling to walls and to the floor, modern three-piece white bathroom suite comprising of a push flush WC, sink with chrome mixer taps into a vanity cupboard, panelled bath with chrome mixer taps, and shower attachment.

**Bedroom Two 12'7 x 12 (3.84m x 3.66m)**



Again a good sized double bedroom which has a coved flat plastered ceiling, UPVC double glazed bay window to the front elevation, radiator, feature wallpaper decoration to one wall, wood flooring

**Bedroom Three 13'10 into bay x 11'3 (4.22m into bay x 3.43m)**



Again a good sized double bedroom which has a coved flat plastered ceiling, UPVC double glazed bay window to the front elevation, radiator, wood flooring

**Bedroom Four 12' x 8'9 (3.66m x 2.67m)**



Again a good-sized double bedroom that has a coved flat plastered ceiling, UPVC double glazed bay window to front elevation, feature wallpaper decoration to one wall, radiator, and wood flooring.

**Bathroom 7'11 x 6'8 (2.41m x 2.03m)**



Flat plastered ceiling with skylight window, attractive tiling to walls and tiling to floor, chrome heated towel rail, outstanding four piece bathroom suite comprising of a push flush wc, pedestal wash hand basin with chrome mixer taps, panelled bath with chrome mixer taps, shower enclosure with shower tray, glass shower screen and doors plus wall mounted shower.

**Annexe**



**Lounge/Conservatory 14'5 x 8'11 (4.39m x 2.72m)**



Has a perspex roof, UPVC double-glazed windows to three aspects, double opening doors giving access to the garden, storage heater, wood flooring.

**Kitchen 9'2 x 6'9 (2.79m x 2.06m)**



Has a flat plastered ceiling, opening to the conservatory/lounge, modern base and eye level units with black handles and rolled top worksurfaces over, incorporating a four ring electric hob with oven under and extractor over, built-in fridge freezer, stainless steel sink and drainer with chrome mixer taps, tiled flooring.

**Bedroom 10'3 x 8'11 (3.12m x 2.72m)**



Excellent sized room which has a flat plastered ceiling with loft hatch, UPVC French style doors with double glazed windows either side, storage heater, wood flooring, door to shower room.

**Shower Room**



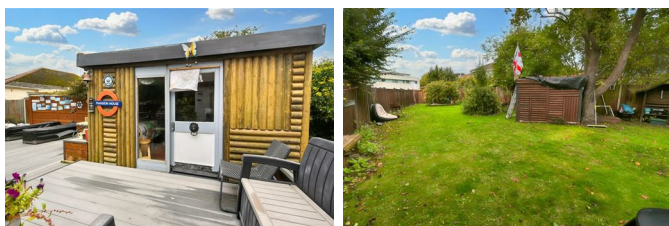
Has a flat plastered ceiling, obscured UPVC double

glazed window, chrome heated towel rail, attractive tiling to walls and floor, modern three-piece shower room suite comprising of a push flush WC, sink with chrome mixer taps, and vanity unit under, step up to shower tray with glass screen and wall mounted shower.

### Exterior



### Rear Garden



A much larger than average and one of the largest gardens within Canvey Island commences with a large composite decked area, slate chippings, a raised artificial lawned area with step down to the remainder of the lawn, various bedded areas for plants, shrubs etc, to the rear of the garden is a shed, a loft cabin which measures 11'1 x 7'3 which has power and light connected, block paved area to the side elevation which could also be utilised as further parking if required or the possibility of adding a garage subject to planning permission, fenced to boundaries, gate giving access to the front garden.

### Front Garden

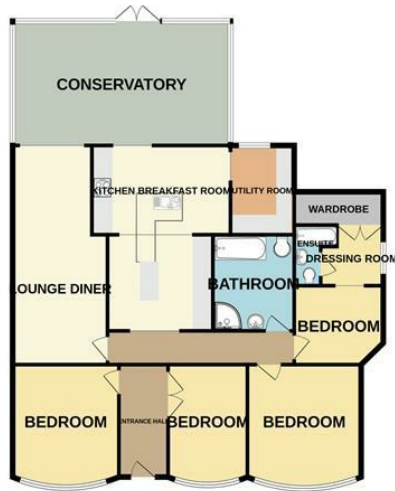


To the front of the property, you have a large block paved driveway providing off-street parking with fencing to two boundaries.

### Agents Note

as previously stated in 2007 planning was approved to make additional living space within the loft space this would have provided two bedrooms and two further shower rooms - you will have to make your own enquiries with the local authorities if this is still achievable.

GROUND FLOOR  
2000 sq.ft. (185.8 sq.m.) approx.



TOTAL FLOOR AREA: 2000 sq.ft. (185.8 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.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Misrepresentation Act 1967:** These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

**Property Misdescription Act 1991** The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc., and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts