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RICHARD
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£385,000**

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Richard Poyntz & Company has pleasure in offering for sale this truly outstanding, and superb size three bedroom detached house situated in a prominent position within Canvey Island being close to the town center with schools, shops, restaurants, and bus routes all within easy reach. The property has a superb size imprinted concrete driveway which leads to a garage with an electric door. To the rear of the property is a low-maintenance rear garden which has an artificial lawn an imprint concrete area ideal for tables and chairs, and a superb outbuilding/home office with power and light connected. Internally there is a spacious hallway with stairs to the first-floor accommodation, a superb-sized lounge, and an outstanding-sized kitchen/diner which has an island and built-in oven, hob, and extractor which is to remain, sliding patio doors give access to the rear garden. Completing the ground accommodation and located off an inner hallway is a superb shower room. To the first floor are three superb-sized bedrooms all of which could fit a double bed, bedroom one having fitted bedroom furniture, completing the first floor is a stunning three-piece family bathroom, the landing could accommodate a desk if you work from home. The property also boasts UPVC double-glazed windows and doors, viewing comes highly recommended to appreciate the size of the accommodation on offer.

Hall

UPVC entrance door to the side with obscure double-glazed patterned insets giving access to a hallway, coved to flat plastered ceilings, stairs to the first floor, door to the kitchen/diner and lounge, and tiled flooring.

Lounge 19'2x13'7 (5.84mx4.14m)



Superb size lounge located to the front of the property, coved to flat plastered ceiling, UPVC double-glazed bay window to the front, wood flooring.



Kitchen/Diner 18'2x9'11 (5.54mx3.02m)



Another superb size room, coved to flat plastered ceiling, UPVC sliding double-glazed patio doors giving access to the garden, plus further UPVC double-glazed window to the rear. Traditional wood units to base and eye-level with matching drawers, matching island all of which have work surfaces over and incorporate stainless steel drainer sink with chrome mixer taps, oven with four ring electric hob, and extractor over. Door to inner hallway, tiling to the floor, built-in store cupboard.

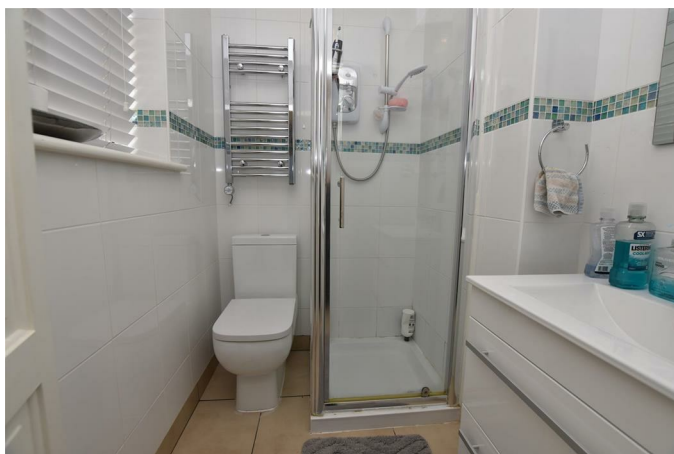




Inner Hallway

Coved and textured ceiling, tiling to the floor, and door to the shower room.

Ground Floor Shower Room



Coved and textured ceiling, obscure UPVC double-glazed window to the side, attractive tiling to the walls and floor, chrome towel rail, modern three-piece white suite comprising of sink inset into a vanity unit cupboard with chrome mixer taps, push flush w/c, shower tray with glass screen and doors, and wall mounted shower.

First Floor Landing



Coved and textured ceiling, UPVC double-glazed window to the side, doors off to the accommodation, carpet.

Bedroom One 13'9x10'6 (4.19mx3.20m)



Superb size double-bedroom, coved and textured ceiling, UPVC double-glazed window to the front, fitted wardrobes to one wall with corner shelving, built-in store cupboard, and wood flooring.



Bedroom Two 12'3x10' (3.73mx3.05m)



A further good size double bedroom, coved and textured ceiling, access to loft, UPVC double-glazed window to the rear, built-in wardrobe, wood flooring.

Bedroom Three 10'9x7'4 (3.28mx2.24m)



Further good size bedroom, coved and textured ceiling, UPVC double-glazed window to the front, wood flooring.

Bathroom



Coved and flat plastered ceiling, obscured the UPVC double-glazed window to the side., attractive part tiling and waterproof paneling to the walls. A modern three-piece white suite comprising of push flush w/c, sink with chrome mixer taps inset to a vanity unit, paneled "Pea" shaped bath with chrome mixer taps, wall mounted chrome shower, wood flooring.

Front Garden

Superb size driveway with imprinted concrete which leads to the garage, walls to the boundaries, and gate giving access to the size of the property and leads to the entrance door.

Rear Garden



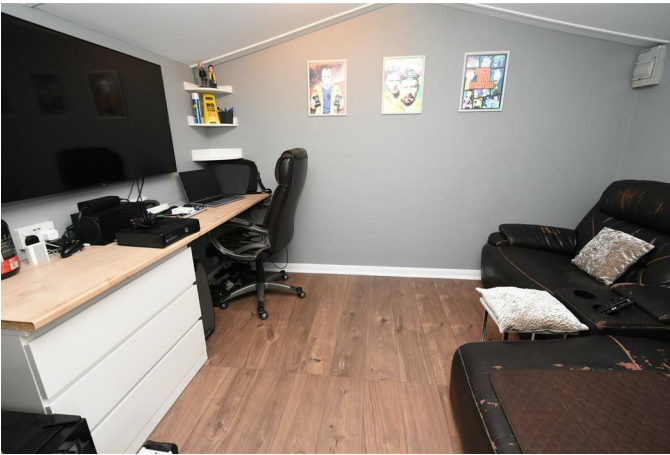
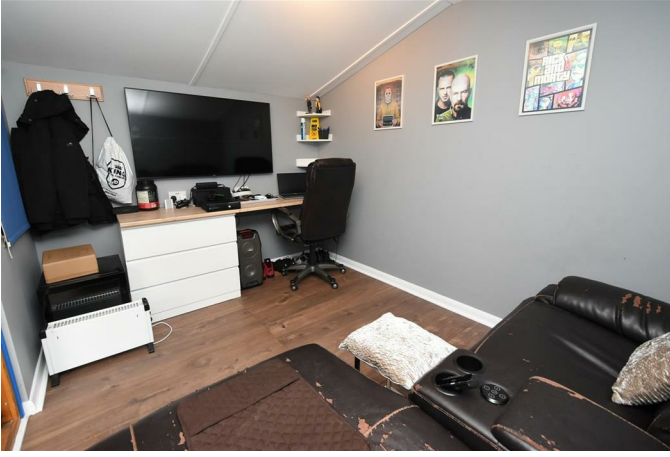
Imprinted pathway and patio area ideal for table and chairs with artificial lawn, fencing to the boundaries, and gate to the side.



Home Office / Outbuilding 11'4x8'4 (3.45mx2.54m)



An excellent addition to the property with double-opening doors and windows, two further windows. Flat plastered ceiling and walls, power and light connected.



Garage 16'11x8'5 (5.16mx2.57m)



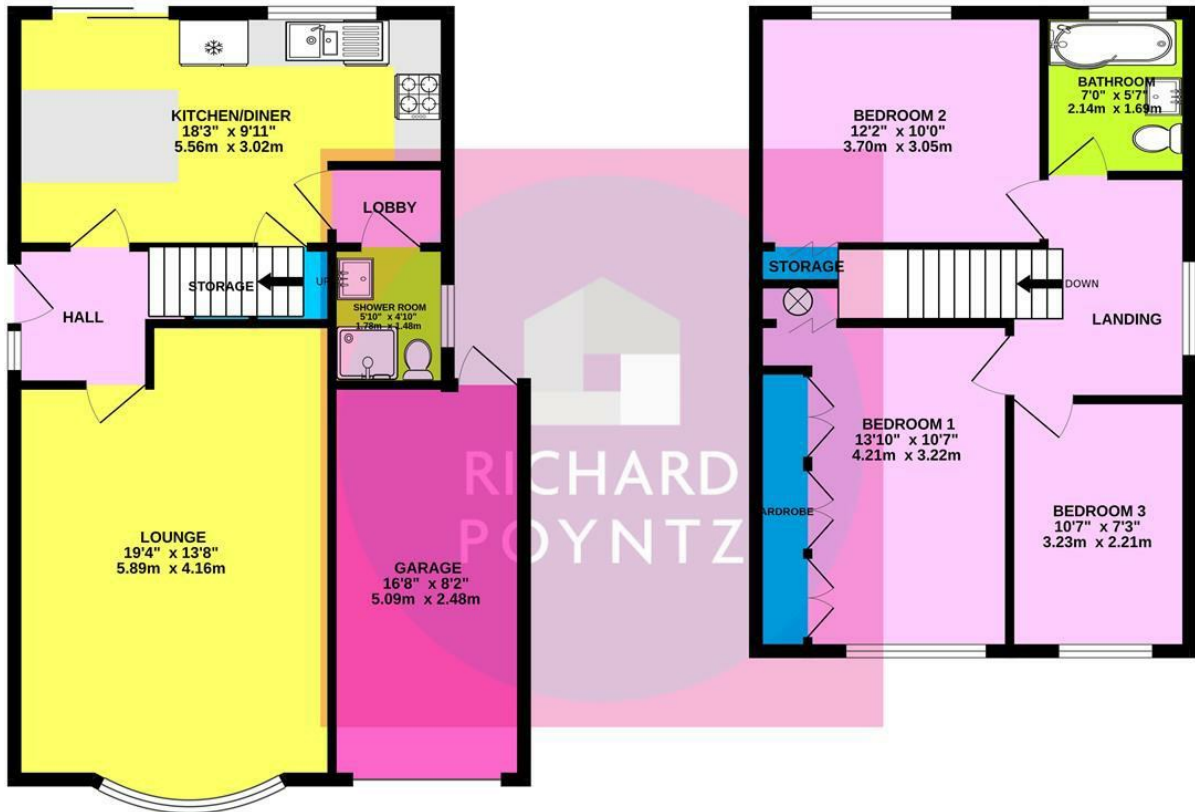
Electric roller shutter door with power and light connected, curtsey door to the rear giving access to the garden.

AGENTS NOTE

The property does have a warm air heating system..

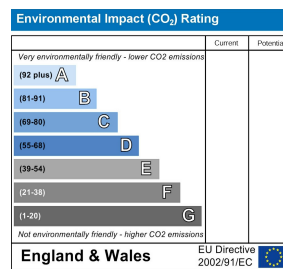
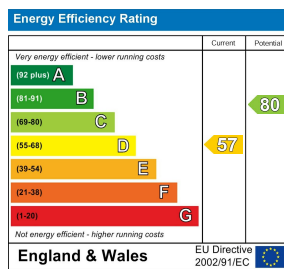
GROUND FLOOR
657 sq.ft. (61.1 sq.m.) approx.

1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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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