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**RICHARD
POYNTZ**



21 Tabora Avenue Canvey Island, SS8 9QH Guide Price £425,000



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**** Modern four-bedroom detached family home built in 2019****

****Spacious lounge to rear****

****Modern fitted kitchen with integrated appliances****

****Two bathrooms****

****Located on a no-through road****

****Ideally positioned close to local shops, amenities, bus routes and Benfleet railway station****

Off-street parking for 4/5 vehicles

Guide price £425,000 to £450,000

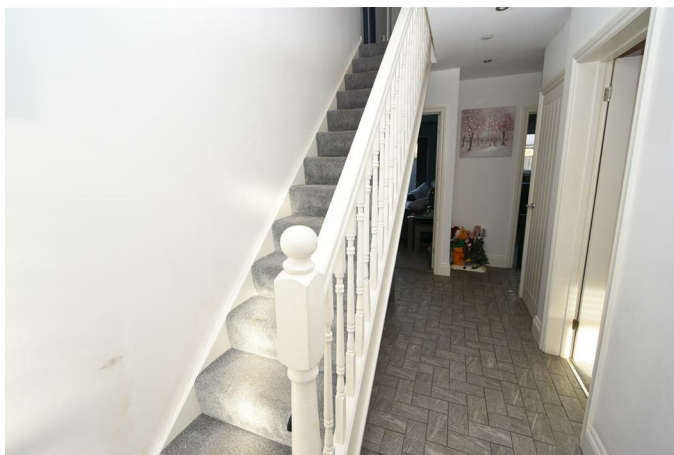
Stunning four-bedroom detached family home situated in a desirable location, Built in 2019, this property offers modern and contemporary living, perfect for families seeking comfort and style. Nestled in a no-through road, being conveniently close to local shops, schools, and Benfleet station, making it an ideal location.

With a spacious lounge & modern fitted kitchen, the well-designed layout ensures that each room flows seamlessly into the next, creating an inviting atmosphere throughout. The property boasts four generously sized bedrooms, with bedroom one being a particularly good size.

With two bathrooms providing convenience to both floors. The modern finishes and thoughtful design elements throughout the house enhance its appeal, making it a delightful place to call home.

This property combines comfort, style, and practicality. If you are looking for a contemporary home in a desirable location, this is an opportunity not to be missed. Come and experience the charm of this beautiful property for yourself.

Entrance hall



The property is approached via a central composite entrance door leading to the entrance hall, with an obscure double-glazed window to the side, stairs connecting to the first-floor accommodation with storage cupboards below, and ceramic tiled floor, flat plastered ceiling with down lighting, radiator, paneled door to storage cupboard housing plumbing and space for washing machine also, with paneled doors leading to accommodation off.

Lounge 15'8 x 13'6 (4.78m x 4.11m)



A Superb size room with UPVC double-glazed opening doors to the rear elevation, with TV and powerpoints, flat plastered ceiling with downlighting and radiator.

Kitchen 12'2 x 11'7 (3.71m x 3.53m)



With a double-glazed window overlooking the rear garden and a further double glazed door to the side providing access, with an enamel fitted single drainer sink unit, inset to a range of square edge work surfaces, with grey finished units at base and eye level, with an integrated dishwasher, integrated fridge freezer, and wine cooler, five-ring electric inset hob with Stainless steel extractor/canopy over with double oven to the side, wall mounted concealed boiler, radiator, ceramic tiling to the floor, flat plastered ceiling.



Bedroom Two 14'2 x 9'9 (4.32m x 2.97m)



With obscure double-glazed window to the side and further UPVC double-glazed square bay window to the front elevations, with radiator, powerpoints, flat plastered ceiling with downlighting, built in wardrobe.

Bedroom Three 12'7 x 11'4 (3.84m x 3.45m)



With UPVC double-glazed bay window to the front elevation, radiator, powerpoints, flat plastered ceiling with downlighting, built-in wardrobe (This room is currently utilized as a dining room)

Wet Room



With obscure double-glazed window to the side and modern suit comprising of low-level push flush WC, wash and basin inset to vanity unit below, large walk in shower

with screening, chrome heated towel rail, extractor fan, flat plastered ceiling with downlighting, ceramic tiling to the walls and floor.

First floor landing

With flat plastered ceiling with downlighting, powerpoints, panelled door providing large eave storage space, with further panelled doors leading to accommodation off.

Bedroom One 19'2 x 11'6 (5.84m x 3.51m)



A superb size room with UPVC double glazed window to the front elevation, two radiators, TV and powerpoints, built-in wardrobes, flat plastered ceiling with downlighting.



Bedroom four 12'9 x 9'4 (3.89m x 2.84m)



With double glazed velux style window to the front,

radiator, powerpoints, flat plastered ceiling, access to walk-in wardrobe.

Bedroom four Walk-in Wardrobe 6'6 x 4'3 (1.98m x 1.30m)



With shelving and hanging space.

Bathroom 9'4 x 7'6 (2.84m x 2.29m)



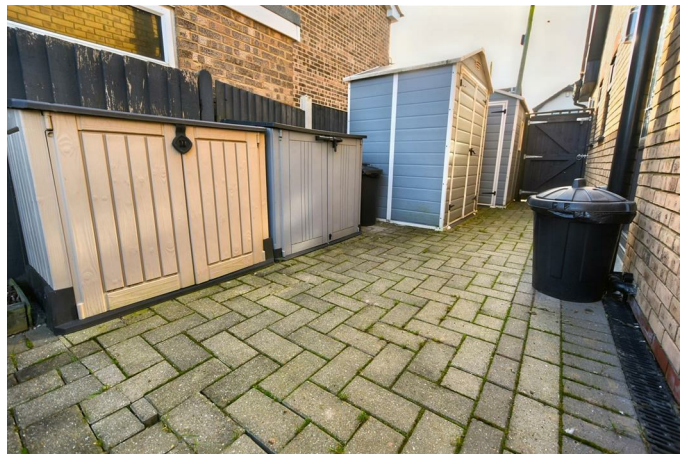
A superb modern suit with tiled, paneled bath, low-level push flush WC, wash and basin inset to vanity unit below, and separate fully tiled shower with glass screen, chrome heated towel rail, coving, flat plastered ceiling, with extractor, ceramic tiling to the balance of walls and floor.



Rear Garden



The rear of the property extends a brick block pathway and patio, with artificial lawn and fencing to boundaries, large sideways providing ideal storage for sheds etc, with personal gate providing access to the front.



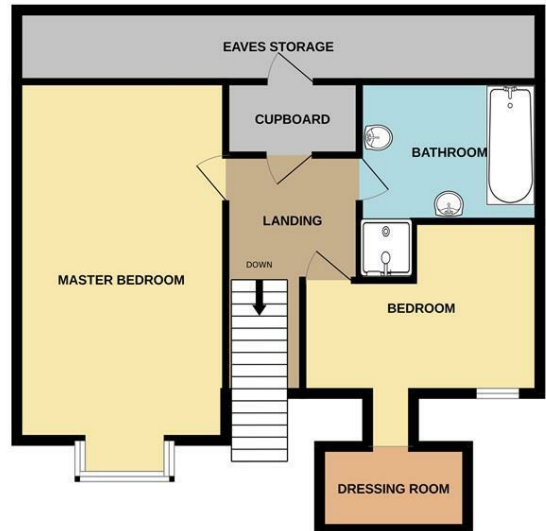
Front garden

Being mainly brick block and hard standing, providing off-street parking for 4/5 vehicles.

GROUND FLOOR



1ST FLOOR



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

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

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