



RHP 25 Florence Road



**RICHARD
POYNTZ**

RHP 25 Florence Road Canvey Island SS8 7EJ

£360,000



New Build Two Bedroom Detached Family Home constructed by a local and highly respected family builders, the property will benefit from underfloor heating to the ground floor and features include an entrance hall connecting to the ground floor cloakroom, a modern fitted kitchen/breakfast room with various integrated appliances and space for a small table and chairs, attractive lounge to the rear with double glazed French doors leading onto the garden, two spacious bedrooms to the first floor with en-suite to bedroom one and completing the accommodation will be a three-piece family bathroom.

Externally there will be a lawned rear garden with a brick block frontage and a large carport for off-street parking for a minimum of two cars, viewing comes strongly advised.



Entrance Hall

The property is approached via a composite entrance door leading to the entrance hall with double-glazed windows to the front and side elevations, stairs connecting to the first-floor accommodation, a storage cupboard, and panelled door leading to a ground-floor cloakroom, flat plastered ceiling.

Ground Floor Cloakroom

Obscure double glazed window, wash hand basin and low level flush wc, flat plastered ceiling

Kitchen/ Breakfast Room

13'4 x 9'8 (4.06m x 2.95m)

Square edge work surfaces and attractive units at base and eye level with integrated hob, oven and extractor, integrated fridge freezer, dishwasher and washing machine, space for small table and chairs as required, flat plastered ceiling and down lighting.

Lounge

13'4 x 11'9 (4.06m x 3.58m)

UPVC double-glazed windows and matching French doors leading onto the rear garden, further



obscure double-glazed window to the side elevation, flat plastered ceiling.

Landing

Access to loft via hatch, storage cupboard, panelled doors leading to the accommodation, flat plastered ceiling.

Bedroom One

15'7 x 9'5 (4.75m x 2.87m)

UPVC double-glazed window to the front elevation, radiator, door leading to the en-suite, flat plastered ceiling.

En-Suite

Fitted shower and screening, low-level flush wc and wash hand basin, obscure double-glazed window to the rear, flat plastered ceiling.

Bedroom Two

13'7 x 7'3 (4.14m x 2.21m)

UPVC double glazed to the front elevation, radiator, flat plastered ceiling.

Family Bathroom

Obscure double-glazed window to the rear, suite comprising of a low-level flush wc, wash hand basin, panelled bath with fitted shower and screening over, flat plastered ceiling with down lighting.

Exterior

Rear Garden

Laid to lawn with fencing to boundaries.

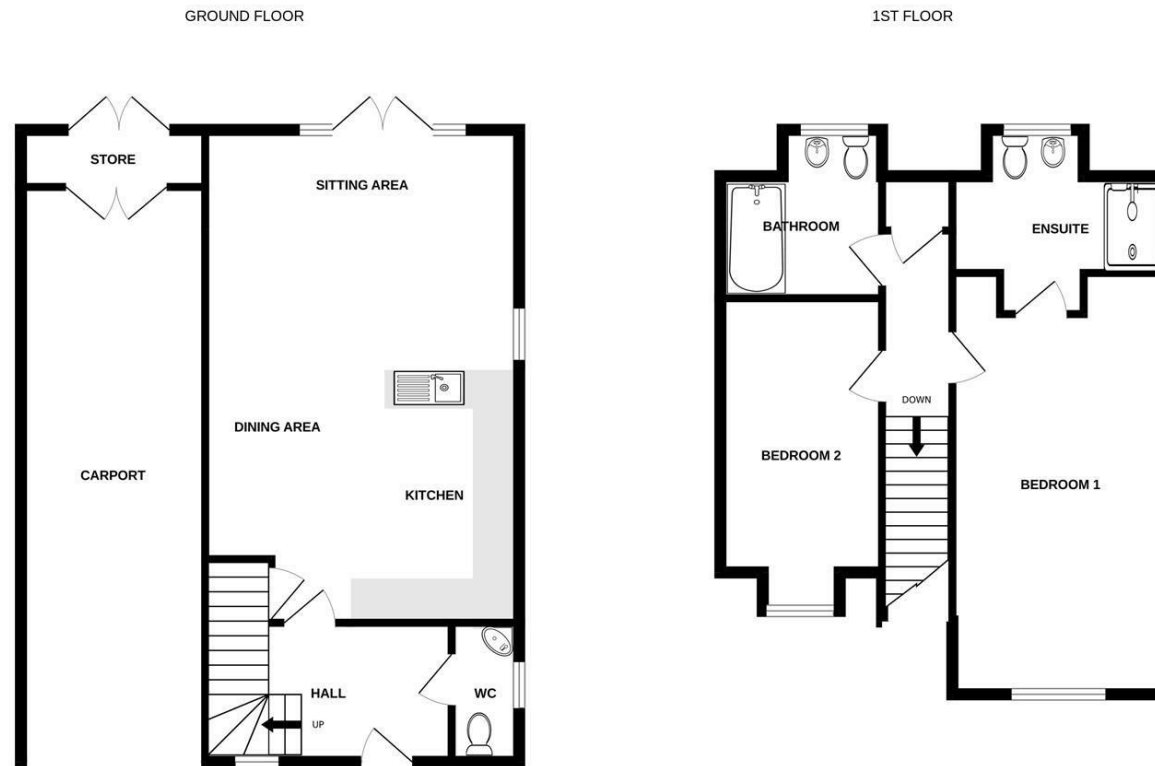
Front Garden

Brick block paved.

Carport

Measuring approximately 30ft in depth providing parking for a minimum of two vehicles.





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