



*12a Green Avenue*



**RICHARD  
POYNTZ**



# 12a Green Avenue Canvey Island Essex SS8 0LH

OIEO £475,000



GUIDE PRICE £475,000 TO £500,000 Richard Poyntz & Company has pleasure in offering for sale this truly outstanding modern four bedroom detached house situated in a exclusive cul-de-sac location. Giving excellent access on and off Canvey Island , also close to bus routes . secondary , junior and infants schools , Morrisons and Lidl Supermarkets as well as Mark and Spencer , Sports Direct and a host of other shops which are located on Canvey's retail park. The property is also within easy reach of Benfleet train station which gives direct access to London Fenchurch which is on the C2C train line . The property in our opinion has been finished to a very high standard throughout and has spacious living accommodation including a good size hallway which gives access to a large dining room to the front of the property which could be utilized as a ground floor 5th bedroom if needed , modern ground floor cloakroom , stunning kitchen/breakfast room with white gloss units at base and eye level and quartz work surfaces, various integral appliances to remain including built in four ring hob, extractor , separate waist height oven and microwave , dishwasher , washing machine , tumble dryer and a full size fridge/freezer. Completing the ground floor accommodation is a superb size lounge with large French doors opening onto the large than average low maintenance rear garden which is paved with astroturf. On the first floor are four well proportioned good size bedrooms , the master bedroom having a superb en-suite shower room , completing the first floor accommodation is a stunning large three piece family bathroom. The property also benefits from UPVC double glazed windows and doors throughout with a composite front door , gas fired central heating via boiler . Viewing is highly recommended to appreciate the standard of the accommodation on offer.



## Hallway

Composite style entrance door to the front with obscure double glazed insets giving access to the spacious hallway. Coved to flat plastered ceiling, radiator with cover, spindle staircase to the first floor, wood herringbone flooring, doors off to the accommodation.

## Cloakroom

Flat plastered ceiling, obscured UPVC double glazed window to the side, radiator, vinyl effect flooring. A modern two-piece white suite comprising of push flush w/c, sink with chrome mixer taps inset into white gloss vanity unit .

## Lounge

18'9 x 10'9 (5.72m x 3.28m)

Superb size lounge located to the rear of the property, coved to flat plastered ceiling, radiator, large UPVC French doors giving access to the garden, chimney breast with recess for television and sound bar , feature vertical radiator, Herringbone wood flooring.

## Dining Room

12'10 into bay x 10'9 (3.91m into bay x 3.28m)

Again a superb size room which could also be used as a ground floor 5th bedroom if needed .located to the front of the property, coved to flat plastered ceiling, UPVC double glazed bay window to the front, radiator. Herringbone wood flooring.

## Kitchen / Breakfast Room

13'11 x 8'9 (4.24m x 2.67m)

Flat plastered ceiling, UPVC double glazed window to the rear plus half UPVC double glazed door to the side, modern white gloss units at base and eye-level with matching drawers with Quartz work surface over incorporating inset sink with chrome mixer taps, four ring gas hob, separate waist height oven and microwave, extractor. Various built-in appliances to remain including full size fridge/freezer, dishwasher, washing machine, and tumble dryer. under counter lighting with lighting to kickboards also . Tiling to the floor.

### First Floor Landing

A spacious Landing with coved to flat plastered ceiling, UPVC double glazed window to the side, doors off to the accommodation, carpet.

### Bedroom One

14'8 x 10'9 (4.47m x 3.28m)

Superb size double bedroom, coved to flat plastered ceiling, UPVC double glazed window to the rear, carpet, door to the en-suite.

### En Suite

Flat plastered ceiling, obscured UPVC double glazed window to the side, radiator, vinyl floor covering. A modern three piece white suite comprising of push flush w/c, pedestal wash hand basin with chrome mixer taps, shower enclosure with sliding glass door and screen, wall mounted shower , water proof paneling to splash back areas .

### Bedroom Two

11'5 x 10'9 (3.48m x 3.28m)

A further good size double bedroom, coved to flat plastered ceiling, UPVC double glazed window to the front, radiator, Carpet.

### Bedroom Three

10'10 x 8'9 (3.30m x 2.67m)

Another good size bedroom, coved to flat plastered ceiling, access to loft, UPVC double glazed window to the front, radiator , carpet .

### Bedroom Four

11'6 x 8'9 (3.51m x 2.67m)

A further good size bedroom, coved to flat plastered ceiling, UPVC double glazed window to the rear, radiator, carpet.

### Bathroom

Another large room with flat plastered ceiling, obscure UPVC double glazed window to the side, attractive modern tiling to the walls with tiling to floor also . A modern three piece white suite comprising pedestal large wash hand basin with chrome mixer taps inset into large vanity unit ,push flush w/c, P - shaped paneled bath with chrome mixer taps and separate wall mounted shower over the bath and glass shower screen.

### Front Garden

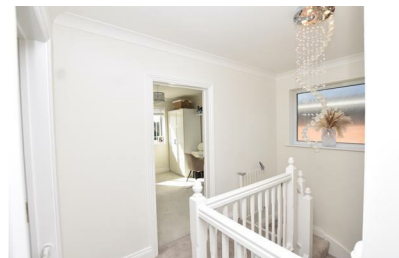
Good size block paved driveway providing off-street parking with wrought iron fencing to one boundary and fencing and wall to the others.

### Rear Garden

As previously mentioned larger than average commencing with paved patio area with the remainder being laid to artificial lawn, fencing to the boundaries, outside tap , fencing to boundaries and gate to side giving access to front of property .

### Garage

Up and over door, power and light connected, curtsey door to the rear giving access to the garden.





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