



*29, Juliers Road*



**RICHARD  
POYNTZ**



# 29, Juliers Road Canvey Island SS8 7EW

£385,000

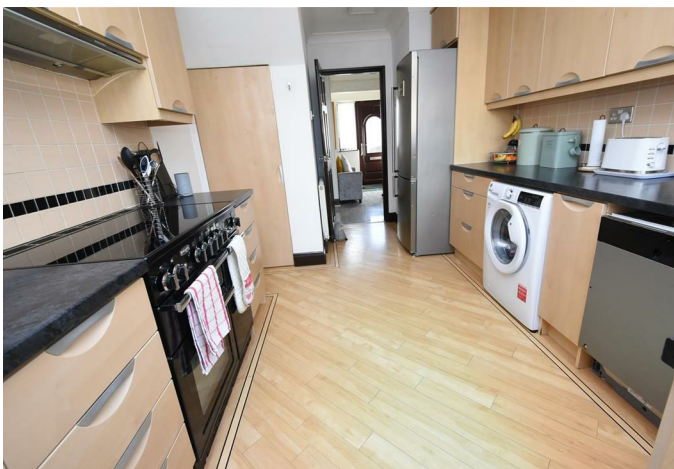


Nestled on Juliers Road in the charming Canvey Island, this beautifully presented detached family home offers an exceptional living experience. With three spacious bedrooms and modern bathroom and ground floor shower room, this property is larger than average and perfectly suited for family life.

Upon entering, you are greeted by a generous entrance hall that leads to a remarkable through lounge, measuring an impressive 23'2 in length. This inviting space is perfect for both relaxation and entertaining. The modern fitted kitchen at the rear is well-equipped, making meal preparation a delight. Additionally, the ground floor features a practical shower room, adding convenience for family and guests alike.

The first floor boasts three well-proportioned bedrooms, with the master bedroom featuring an extensive range of fitted wardrobes, providing ample storage. The third bedroom is a great size and has a fitted air conditioning unit, ensuring comfort throughout the seasons. Completing the first floor is a stylish bathroom, which includes a shower cubicle with a power shower, as well as a bath for those relaxing evenings.

Externally, the property offers ample block-paved parking at the front. The rear garden is a tranquil retreat, beautifully presented and designed for low maintenance, allowing you to enjoy your outdoor space without the hassle. Also there is access to a useful external utility room and a versatile office or gym space



## Hallway

Double glazed entrance door into a spacious hall with an open plan porch area which is tiled, adjacent double glazed window, further double glazed window to the side, doors off to the accommodation, stairs connecting to the first floor, radiator and wood laminate flooring.

## Lounge Diner

23'4 x 11 (7.11m x 3.35m)

A good size through room, double glazed bay window to the front elevation, double glazed French doors opening onto the garden at the rear with adjacent double glazed windows to either side, coving to the ceiling with feature paneling, inset feature fireplace with inset gas flame fire, two radiators.

## Kitchen

15 x 9'6 (4.57m x 2.90m)

Amisco style flooring, double glazed door and window to the rear elevation, radiator, storage cupboard. An extensive range of light wood style fronted units and drawers at base level with space for domestic appliances including plumbing facilities for washing machine and dishwasher, integral fridge to remain, rolled edge work surfaces with inset drainer sink, tiling to the splashbacks. Matching units at eye-level, coved to flat plastered ceiling with LED lighting.

## Ground Floor Shower Room

Double glazed window to the front elevation. A three-piece suite comprising white low-level w/c, vanity unit with inset sink and tiled shower cubicle with glass screen and wall mounted electric shower.



**First Floor Landing**

Double glazed window to the side elevation, doors off to the accommodation, cupboard and, coved to flat plastered ceiling.

**Bedroom One**

13'5 x 11 (4.09m x 3.35m)

Double glazed window to the front elevation, wallpaper decor, coved to flat plastered ceiling, radiator. An extensive range of wardrobe furniture fitted and to remain and carpet

**Bedroom Two**

12'4 x 9'7 (3.76m x 2.92m)

Double glazed window to the rear, coloured laminate flooring, radiator, access to the loft. We understand there is a loft ladder and lighting.

**Bedroom Three**

9'6 x 7'11 (2.90m x 2.41m)

A good size third bedroom, double glazed window to the front elevation, radiator LED Light and Air conditioning unit and carpet

**Utility Room**

9'5 x 6'2 (2.87m x 1.88m)

Entrance via Garden to composite door to utility room which has cladded ceiling upvc double glazed window to rear wall mounted boiler , work surface door to office / gym wood laminate flooring

**Office / Gym**

12'8 x 9'5 (3.86m x 2.87m)

flat plastered ceiling upvc double glazed window to front , radiator and carpet

**Rear Garden**

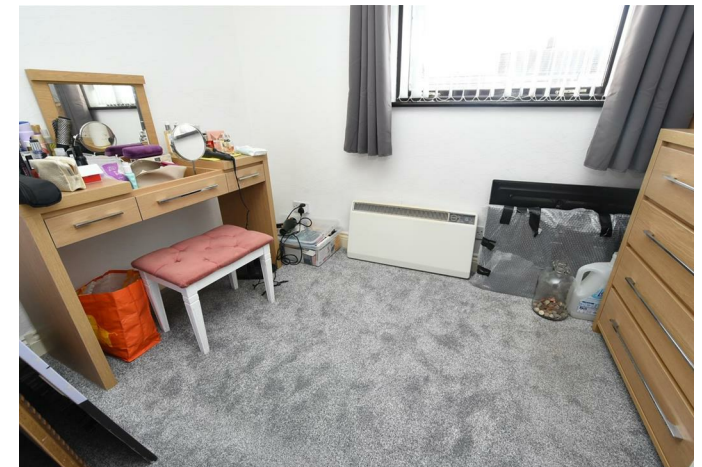
Quite secluded and beautifully presented, mainly artificial law with summerhouse/shed to remain. Decked area and fencing to the boundaries access to utility room

**Carport**

Carport located to front of property

**Front Garden**

Ample block paved parking to the front of the property with bedded area for plants with wall and fence to boundaries.



GROUND FLOOR  
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 sq.m.) approx.

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