



5 St Josephs close



**RICHARD
POYNTZ**

5 St Josephs close
Canvey Island
SS8 9DE

£525,000



Brochures Available – See the Virtual Tour

Discover modern family living at its finest with this stunning new detached home in St. Joseph's Close, Canvey Island. Spanning approximately 1,600 square feet, this beautifully designed property offers four generously sized bedrooms and a host of high-quality features throughout. The heart of the home is the impressive shaker-style kitchen diner, fully equipped with premium appliances—including an oven, hob, microwave, fridge freezer, dishwasher, and washer/dryer—complemented by elegant worktops and ambient LED under-cabinet lighting.

A welcoming reception room provides the perfect space for relaxing, while the landscaped rear garden offers a private retreat for outdoor enjoyment and entertaining. Ideally positioned close to the town centre, local shops and amenities are just moments away. With a build warranty for peace of mind, this is a rare opportunity to secure a brand-new family home in a sought-after location.

Brochures are available—don't forget to take the virtual tour and see all this superb home has to offer!



The CGIS tours and photos presented are of similar properties in this development and may vary during construction. Additional details regarding the service charge will be provided soon. Sizes may change as construction progresses.

Hall
Cloakroom

Lounge
8'10" x 13'1"
Kitchen Family room
14'9" x 20'8"
First Floor Landing
Bedroom One
10'9" x 13'1"
Ensuite

Bedroom Two

10'9" x 9'10"

Bedroom Three

10'9" x 8'10"

Bedroom Four

10'9" x 8'10"

Bathroom

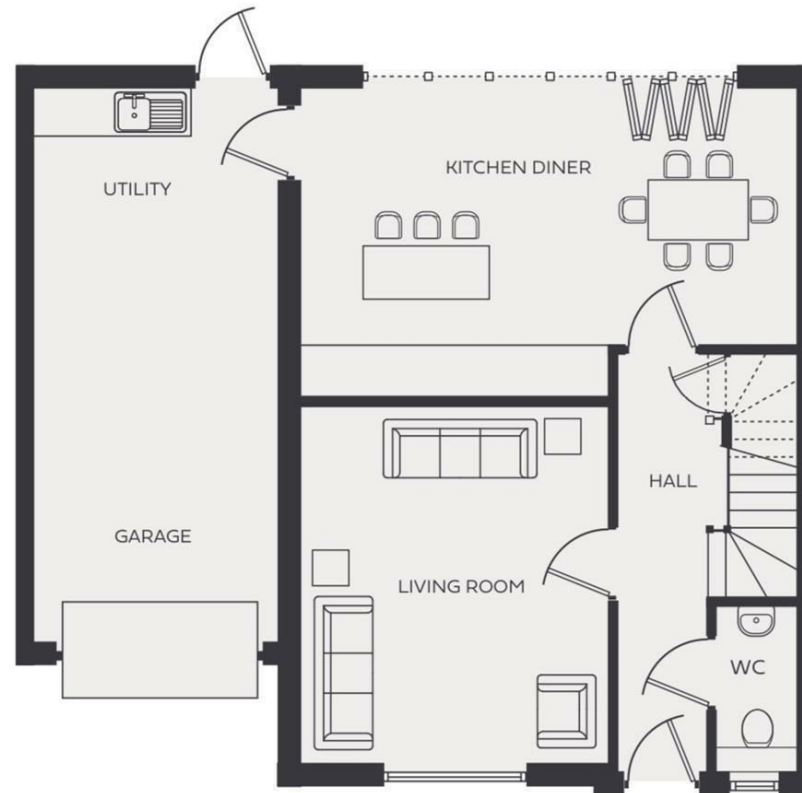
Front

Garden

Garage



GROUND FLOOR



Misrepresentation Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc., and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts



Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: rp@richardpoyntz.com
Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45
 Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.
 Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

