



*21 Station Approach*



**RICHARD  
POYNTZ**

# 21 Station Approach Canvey Island Essex SS8 9RB

£475,000



Spacious Four-Bedroom Detached Home | Prime Location Near Waterside Park, Golf Course & Benfleet Station Access

Located in a desirable setting close to Waterside Farm Leisure Centre and the golf course, this impressive four-bedroom detached home is ideally positioned for commuters, with excellent access to Benfleet train station and the main road routes on and off Canvey Island. Tucked back from the road and screened by mature trees, the property enjoys a peaceful, private feel while remaining well-connected.

Inside, the home offers well-balanced accommodation including a bright lounge, separate dining room, spacious kitchen with utility room, and a ground floor cloakroom. The standout feature is the exceptionally spacious main bedroom, complete with its own en-suite. Three further generously sized bedrooms and a family bathroom complete the first floor.

Additional benefits include gas central heating, a garage, private rear garden, and off-street parking. A clean and well-kept home with excellent potential in a great location — early viewing is highly recommended.



## Hall

A welcoming and generously proportioned entrance hallway that sets the tone for this spacious family home. Featuring a traditional spindled staircase rising to the first floor, the hall provides access to the principal ground floor rooms including the lounge, dining room, kitchen/breakfast room, and ground floor cloakroom. Decorated in soft tones with a textured ceiling and floral wallpaper, the space is well-lit and benefits from two feature light fittings, a useful radiator, and under-stairs storage cupboard.

## Cloakroom

Conveniently located on the ground floor, this useful cloakroom comprises a low-level WC and pedestal wash hand basin, both in a classic peach suite. A leaded double-glazed window to the side provides natural light, while wood-effect vinyl flooring adds a modern touch underfoot. Finished with floral wall coverings and a fitted radiator, this space is both practical and full of potential for cosmetic updating.

## Lounge

19ft x 11'10 (5.79mft x 3.61m)

A well-proportioned dual aspect lounge featuring leaded light windows and a traditional fireplace with tiled hearth and ornate surround, creating a charming focal point. Tastefully presented with coved ceiling, wall lighting, and fitted carpet. French doors open back to the hallway, contributing to a practical and well-connected layout. Ideal for both formal and informal living

## Dining Room

11'5 x 10'5 (3.48m x 3.18m)

Ideal for formal dining or entertaining, the separate dining room offers enough space for a six to eight-seater dining table. It's located adjacent to both the lounge and kitchen, making it a central hub for family meals or hosting dinner parties. The room is well-lit and overlooks part of the rear garden.

## Kitchen

15'6 x 9'3 (4.72m x 2.82m)

A spacious and well-laid-out kitchen/breakfast room fitted with a range of traditional wood-fronted units and ample worktop space. The design includes a built-in oven with gas hob and extractor, stainless steel sink with drainer, and a convenient breakfast area ideal for casual dining. The kitchen is flooded with natural light from the double-glazed window and matching door to the rear garden, creating a bright and airy atmosphere. With plenty of space for appliances and room for fridge freezer etc. Tiled splashbacks and vintage-style flooring complete the character of this welcoming space, which also enjoys a pleasant view through to the hallway.

## Utility Room

10'1 x 4'11 (3.07m x 1.50m)

A practical and well-equipped utility room, fitted with modern base and wall-mounted units, stainless steel sink with drainer, and space/plumbing for both a washing machine and tumble dryer. A leaded double-glazed window provides natural light, while a radiator ensures year-round

comfort. The room also houses a freestanding fridge-freezer and benefits from tiled flooring for easy maintenance — an ideal space to keep laundry and household chores tucked neatly away from the main living areas.

**First Floor Landing**

A bright and spacious landing area provides access to all first-floor rooms, including the family bathroom and four bedrooms. Featuring a decorative spindled balustrade and soft neutral décor, the space feels both open and inviting. A double-glazed window provides natural light, enhancing the airy feel, while access to the loft via a ceiling hatch with loft ladder is part boarded. A charming and functional central point to the upper level of the home.

**Bedroom One**

19ft x 11'11" (5.79mft x 3.63m)  
A particularly spacious principal bedroom, flooded with natural light via a wide double-glazed leaded bay window to the front and an additional window to the side. This bright and airy room features an extensive range of fitted furniture including wardrobes, drawers, and bedside units, providing ample storage and a practical layout. The room offers a charming vintage aesthetic with patterned wallpaper and plush carpeting, and also benefits from access to an en-suite facility. A generous and comfortable space, ideal as a main bedroom retreat.

**Ensuite**

A spacious and unique en-suite serving the principal bedroom, featuring a corner panelled bath, pedestal wash basin, and low-level WC — all presented in a matching decorative suite with floral detailing. Fully tiled walls in coordinating patterns offer a clean finish, while a leaded double-glazed window provides natural light and ventilation. The room retains a nostalgic charm with its pastel tones and carpeted flooring, and also offers excellent potential for modernisation to suit individual tastes

**Bedroom Two**

15'7 x 10'6" (4.75m x 3.20m)  
Another generously sized double bedroom, ideal as a guest room or teenager's space. Positioned at the front of the home, it benefits from good natural light and offers plenty of space for wardrobes and storage.

**Bedroom Three**

11'5 x 10'6" (3.48m x 3.20m)  
A well-proportioned double bedroom suitable for a child, guest, or home office. This room enjoys a peaceful aspect and fits a full range of bedroom furniture comfortably

**Bedroom Four**

10 x 11'9" (3.05m x 3.58m)  
A versatile room currently used as a fourth bedroom but could easily function as a study or playroom. A great size, especially for buyers seeking flexible living arrangements or home-working options.

**Bathroom**

A generously sized family bathroom fitted with both a panel-enclosed bath and a separate fully enclosed shower cubicle, offering practicality for all needs. The suite includes a low-level WC and a vanity unit with inset wash basin, complemented by vintage-style pink tiling with floral detailing for a touch of character. A leaded double-glazed window provides natural light and ventilation, and there's a modern vinyl tiled floor underfoot. While some cosmetic finishing is required, the space offers excellent potential for updating to a contemporary standard.

**Garage**

17 x 12'7" (5.18m x 3.84m)  
The attached garage provides secure parking, storage, or workshop potential. There's also driveway space to the front for multiple vehicles, making this a great home for families with cars or hobbies requiring space

**Front**

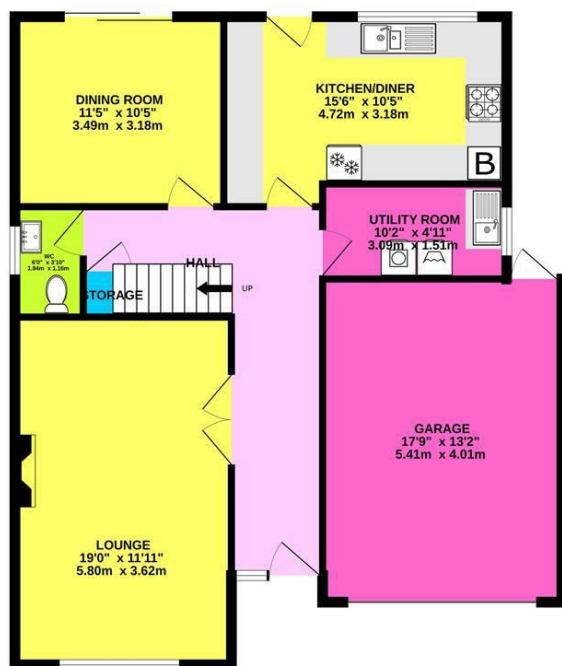
Nestled within a leafy and established residential setting, this attractive detached family home boasts excellent kerb appeal with a generous frontage. A spacious driveway provides ample off-street parking and leads to an integral garage. The property is set back from the road and framed by mature trees and well-maintained greenery, offering both privacy and charm. The traditional red-brick façade is complemented by leaded light windows and a tiled pitched roof, creating a timeless and welcoming exterior

**Rear Garden**

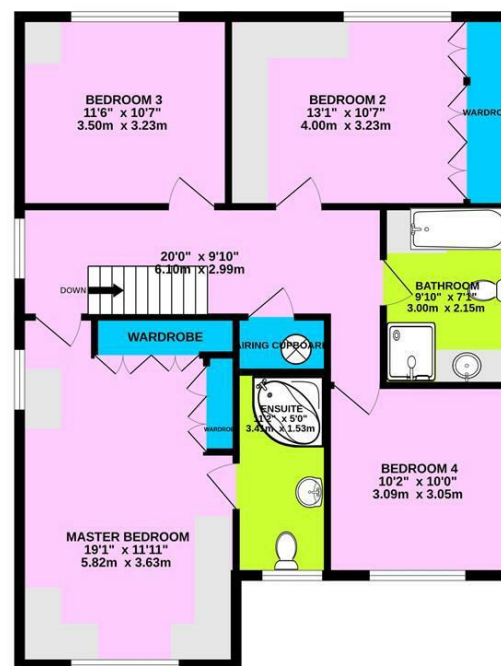
A delightfully mature and secluded rear garden offering a peaceful retreat, ideal for outdoor relaxation and entertaining. The garden begins with a patio and gravel seating area leading to a lawn bordered by established planting, including vibrant evergreens and flowering shrubs. A raised section to the rear provides additional planting opportunities or space for a vegetable patch, while a timber shed offers useful storage. Surrounded by trees and greenery, the garden enjoys a high degree of privacy and a tranquil outlook.



GROUND FLOOR  
954 sq.ft. (88.7 sq.m.) approx.



1ST FLOOR  
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 1844 sq.ft. (171.3 sq.m.) approx.

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