



*Corner Plot Pennial Road*



**RICHARD  
POYNTZ**



# Corner Plot Pennial Road Canvey Island SS8 9EA

Offers Over £415,000



Offered by Richard Poyntz & Co., this attractive four-bedroom home is set on a corner plot in a popular location near Jones Corner and Canvey town centre. It features off-street parking, a detached garage, and a lovely rear garden with lawn and patio areas.

Inside, a spacious hallway leads to a bright lounge with dual-aspect windows and patio doors, a separate dining room, traditional-style kitchen, utility room, and ground-floor cloakroom. Upstairs offers four good-sized bedrooms, including one with an en suite, plus a stylish family bathroom.

The home benefits from gas central heating, UPVC double glazing, and recently updated windows and exterior fittings.



## Hall

UPVC entrance door to front with obscured double glazing and two further double glazed windows which are obscured either side, coved textured ceiling, feature wallpaper decoration to one wall, stairs to first-floor accommodation with under stairs store cupboard, radiator, doors to lounge, kitchen and cloakroom, Vinyl flooring .

## Cloakroom

Textured ceiling, upvc obscured double glazed window to front, modern two-piece white suite comprising of push flush WC and sink with chrome mixer tap inset into vanity unit with tiling to splash back and vinyl floor covering.

## Lounge

23 into bay x 11'5 ( 7.01m into bay x 3.48m )  
Excellent size lounge with coved textured ceiling, ceiling rose, upvc

double glazed window to front plus upvc double glazed patio door to rear giving access to the garden, two radiators, attractive feature wallpaper to one wall, feature brick fire surround, carpet, opening to the dining room.

## Dining Room

10ft x 9ft3 (3.05mft x 2.74mft0.91m )

## Kitchen

11ft 6 x 10ft 4 (3.35mft 1.83m x 3.05mft 1.22m)  
Coved textured ceiling, upvc double glazed window to rear, upvc half double glazed door to side, tiling to floor and splashbacks, traditional wood units at base and eye level with matching drawers and four glass display cupboards, work surface incorporates one and a quarter sink and drainer with chrome mixer taps, plumbing for washing machine, space for cooker with extractor over, door to utility room tiled flooring



**Utility Room**

5ft 7 x 4ft 4 (1.52mft 2.13m x 1.22mft 1.22m)

Textured ceiling, upvc double glazed window to front, work surface to one wall, cupboard and shelving, plumbing for washing machine, tiling to floor.

**First Floor Landing**

Coved textured ceiling, ceiling rose, loft, upvc glazed window to front, attractive feature wallpaper decoration to one wall, radiator, doors off to bedrooms and door to airing cupboard and has shelving for towels etc, carpet.

**Bedroom One**

12x 10'2 (3.66mx 3.10m )

Spacious double bedroom with coved textured ceiling, upvc glazed window to rear, radiator, feature wallpaper decoration to one wall, wood laminate flooring, door to en suite.

**Ensuite**

Textured ceiling, upvc obscured glazed window to rear, radiator, part tiling to walls, three piece suite comprising of close coupled WC, sink with chrome taps, shower enclosed with a shower tray with glass door and wall mounted chrome shower, vinyl flooring.

**Bedroom Two**

10'3 x 8'7

Good sized double bedroom coved textured ceiling, ceiling rose, upvc glazed window to the rear, radiator, featured decorative wallpaper to one wall, wood laminate flooring.

**Bedroom Three**

10'7 x 7'4 ( 3.23m x 2.24m )

**Bedroom Four**

8'7 x 7'4 (2.62m x 2.24m )

Good-sized single bedroom currently used as a dressing room, coved textured ceiling, ceiling rose, upvc glazed window to the front, radiator, laminate flooring.

**Rear Garden**

It commences with a standing area that could also be used for a table and chairs if required, a raised feature pond, lawn and bedding areas for plants, etc., fencing to the boundaries and, gate to side giving access to the front of the property further hard standing area in front of the garage.

**Front**

Hard-standing driveway providing off-street parking for 2/3 cars with pathway with lawn either side, fencing to some of boundaries .

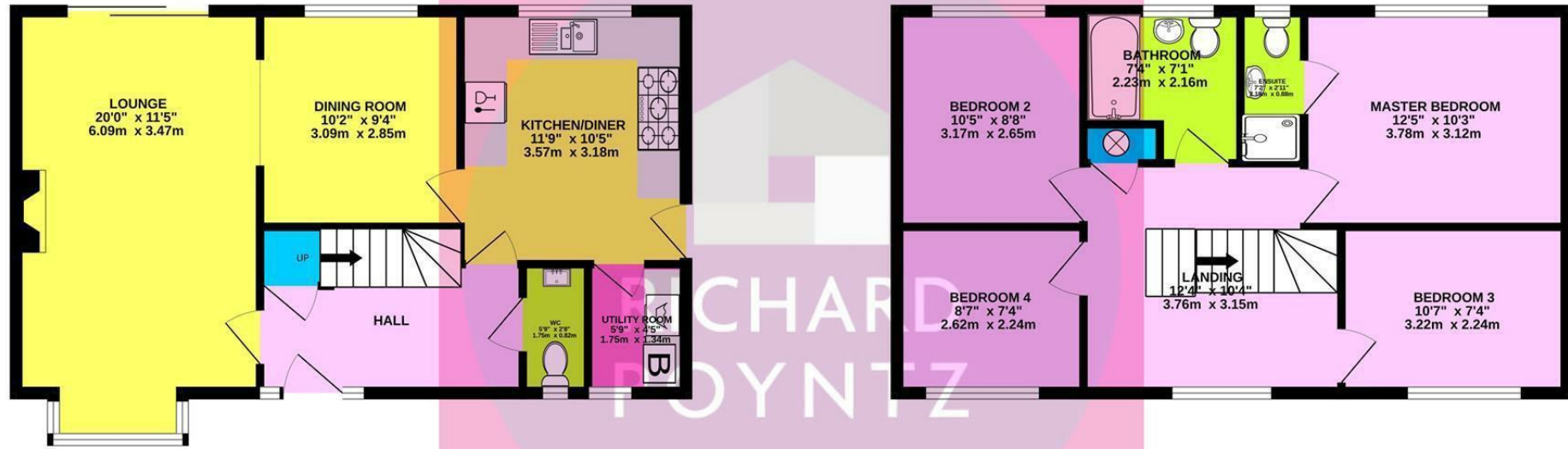
**Garage**

The garage has an up-and-over door, power and light connected, and the door gives access to the garden.



GROUND FLOOR  
565 sq.ft. (52.5 sq.m.) approx.

1ST FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.2 sq.m.) approx.

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