



*12 Foster Road*



**RICHARD  
POYNTZ**



# 12 Foster Road Canvey Island SS8 8AR

Offers Over £350,000



Nestled on the charming Foster Road in Canvey Island, this attractive link-detached house presents an ideal opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms, this property is designed to accommodate the needs of modern family living.

Upon entering, you are welcomed into a generous lounge that flows seamlessly into a dining room, creating an inviting space for both relaxation and entertaining. The layout is perfect for family gatherings or hosting friends, ensuring that every occasion is memorable.

The property features ground floor cloakroom and first floor Shower room, providing convenience for busy mornings and ensuring that everyone has their own space. The larger than average rear garden is a delightful highlight, offering ample room for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the outdoors in a tranquil setting.

Additionally, the house benefits from a garage and a driveway, providing secure parking and extra storage options. The location is particularly appealing, as it is within a reasonable short walking distance to the town centre, where you can find a variety of shops, cafes, and local amenities.

This lovely family home on Foster Road is not just a property; it is a place where memories can be made. With its spacious interiors and delightful outdoor space, it is sure to attract those looking for a perfect blend of comfort and convenience. Don't miss the chance to make this house your home.



## Entrance Hall

The property is approached via a UPVC double-glazed entrance door leading to the entrance porch with a door leading to the lounge and a door leading to the cloakroom.

## Cloakroom

Obscure double glazed window to the front elevation, suite comprising a wall mounted wash hand basin, low level push flush wc, radiator, storage cupboard to one side.

## Lounge

16'1" x 14'4" (4.90m x 4.37m)

A particularly good-sized room with a UPVC double glazed window to the front elevation, stairs to one side connecting to the first floor accommodation, tv and power points, a feature fireplace and surround, a flat plastered ceiling, a door providing access to the kitchen, and an archway leading to the dining room.

## Dining Room

11' x 7'4" (3.35m x 2.24m)

Double glazed patio doors leading directly onto the rear garden, radiator, flat plastered ceiling, and power points.

## Kitchen

12'3" x 8'3" (3.73m x 2.51m)

UPVC double glazed window overlooking the rear garden and half double glazed UPVC door providing access to the side, single drainer stainless steel sink unit inset to a range of rolled edge worksurfaces with wood finished units at base and eye level, stainless steel four ring gas hob with matching oven below and fitted extractor over, plumbing and space for washing machine, integrated fridge freezer, fitted breakfast bar area, ceramic tiling to the walls, wall mounted boiler concealed by a storage cupboard, textured and coved ceiling and power points.





### First Floor Landing

Obscure double glazed window to the side elevation, access to loft via hatch, textured and coved ceiling, door to airing cupboard housing hot water cylinder and shelving, and a second storage cupboard.

### Bedroom One

14'2" to the face of fitted wardrobes x 8'9" (4.32m to the face of fitted wardrobes x 2.67m)

Two UPVC double glazed windows to the front elevation, radiator, range of fitted wardrobes (to remain), textured and coved ceiling.

### Bedroom Two

8'5 x 8'3 (2.57m x 2.51m)

UPVC double glazed window to the rear elevation, radiator, power points, textured and coved ceiling.

### Bedroom Three

8'7 x 7'7 max measurements (2.62m x 2.31m max measurements)

Slightly 'L' shaped room with UPVC double glazed window to the rear elevation, radiator, power points, textured and coved ceiling.

### Shower Room

7'9 x 7'9 (2.36m x 2.36m)

A particularly good-sized shower room with two obscure double glazed windows to the side elevation, suite comprising of a low level flush wc, pedestal wash hand basin, fully screened shower, radiator, complimentary ceramic tiling to the balance of walls,

### Exterior

#### Rear Garden

A larger than average and particularly well-maintained garden and being mainly laid to lawn with a patio area to the rear of the garden, a timber shed to one corner, established shrubbery and tree borders, personal door providing access to the extended brick-built shed.

#### Brick Built Shed to the rear of the garage

10'3 x 7'4 (3.12m x 2.24m)

Personal door leading to the garage.

### Garage

17'7" x 7'6" (5.36m x 2.31m )

Up and over door leading to the driveway for a minimum of two vehicles

### Front Garden

Established shrubbery with fencing to boundaries.



**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](mailto: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.

