



*74B Maurice Road*



**RICHARD  
POYNTZ**



# 74B Maurice Road Canvey Island SS8 7HT

Guide Price £425,000



GUIDE PRICE £425,000 TO £475,000 Nestled on Maurice Road in the charming Canvey Island, this impressive detached family house presents a splendid opportunity for those in search of a spacious and inviting home. Boasting four generously sized bedrooms, this property is perfectly suited for families of all shapes and sizes.

The house features three delightful reception rooms, including a dual aspect lounge that is bathed in natural light, creating a warm and welcoming atmosphere for family gatherings and entertaining guests. The modern kitchen breakfast room serves as a delightful hub for culinary adventures, while a separate utility room adds an extra layer of convenience to everyday living. On the ground floor, you will also find a spacious dining room and a stunning conservatory, providing additional space for family activities.

The family bathroom is thoughtfully designed for comfort, and the master bedroom benefits from an en-suite, offering a private retreat for relaxation. Furthermore, a downstairs WC enhances the practicality of the home, making it ideal for busy family life.

One of the standout features of this property is the beautifully landscaped west-facing rear garden, which offers a peaceful outdoor space perfect for unwinding or enjoying sunny afternoons with family and friends. The idyllic location ensures easy access to Canvey High Street, where a variety of shops and amenities await, as well as the stunning beachfront, ideal for leisurely strolls and family outings. This property is more than just a house; it is a place where cherished memories can be created. With its harmonious blend of modern living and a convenient location, this home is sure to attract those seeking the perfect family residence on Canvey Island.



## Porch

Composite style entrance door to front with obscure double glazed insets giving access to a spacious and elegant porch with flat plastered ceiling, two further obscured double glazed windows next to the entrance door, doors to large store cupboard, tiled flooring, and part glazed door giving access to the spacious hallway.

## Hallway

Flat plastered ceiling, radiator with cover, turned spindled staircase giving access to the first floor, doors off to the accommodation, and tiling to the floor.

## Cloakroom

Flat plastered ceiling with inset spotlights, chrome heated towel rail, modern two-piece white suite comprising a push flush wc, sink with chrome mixer taps into vanity unit, tiling to floor and to the splashback area.

## Lounge

20'6 x 12'8 (6.25m x 3.86m)  
Coved flat plastered ceiling, UPVC double glazed bay window to the front elevation and UPVC double glazed window to the rear elevation, radiator, feature fire surround, carpet.

## Kitchen / Breakfast Room

16 x 10'4 (4.88m x 3.15m)

Coved flat plastered ceiling with inset spotlights, two UPVC double glazed windows to the rear elevation plus a UPVC double glazed door to the rear elevation giving access to the garden, modern cream units at base and eye level with matching drawers and all with door knobs and square edge worksurfaces over incorporating a four ring electric hob, extractor over, separate waist height oven, drainer with inset sink and chrome hose mixer tap, wood flooring, opening to the dining room.

## Dining Room

9'5 x 9'3 (2.87m x 2.82m)

Another great-sized room which has a coved flat plastered ceiling, UPVC double glazed window to the side elevation, radiator, open plan to the conservatory, and door to the utility room.

## Utility Room

4' x 3'7 measurement taken to appliances (1.22m x 1.09m measurement taken to appliances)  
Textured ceiling, part tiling to some walls, and wood laminate flooring.



**Conservatory**

10'2 x 9,3 (3.10m x 2.74m,0.91m)

Pitched glass roof with UPVC double glazed windows to three aspects, plus UPVC double glazed opening doors to the side giving access to the garden, radiator, and wood flooring.

**First Floor Landing**

Spacious landing with flat plastered ceiling, loft, UPVC double glazed window to the front elevation, doors off to the accommodation, and carpet.

**Bedroom One**

12'6 x 11'9 (3.81m x 3.58m)

Excellent-sized double bedroom which has a coved flat plastered ceiling, UPVC double glazed window to the front elevation, radiator, carpet, and door to en-suite shower room

**En-Suite**

Flat plastered ceiling, obscured UPVC double glazed window to the rear elevation, attractive modern tiling to walls and floor, chrome heated towel rail, modern four piece white suite comprising of a Jack & Jill style twin bowl sinks inset into vanity units with chrome mixer taps, push flush wc, large shower tray with glass screen and wall mounted chrome shower.

**Bedroom Two**

10'3 x 10'3 (3.12m x 3.12m)

Flat plastered ceiling, UPVC double glazed window to the front elevation, radiator, and carpet

**Bedroom Three**

10'1 x 8'3 (3.07m x 2.51m)

A good-sized bedroom that has a flat plastered ceiling, UPVC double glazed window to the rear elevation, radiator, carpet

**Bedroom Four**

8'4 x 6'9 (2.54m x 2.06m)

Currently being utilised as a dressing room area which has a textured ceiling, UPVC double glazed window to rear elevation, radiator, and carpet.

**Bathroom**

Flat plastered ceiling, obscured UPVC double glazed window to the rear elevation, chrome heated towel rail, attractive and modern part tiling to the walls, tiling to floor, wall mounted tv, three piece white bathroom suite comprising of push flush wc, free standing bath with free standing chrome mixer tap and shower attachment, separate wall mounted shower over the bath, sink with chrome taps into a vanity unit.

**Exterior**

**Rear Garden**

Commences with a decked area with artificial lawn, railway sleepers with decorative stones, an external bar area, and fencing to boundaries.

**Front Garden**

Has a hardstanding driveway providing off-street parking for approximately two vehicles with lots of scope to extend the driveway if required, slate chippings with the remainder laid to lawn with brick wall and fenced to boundaries.

**Garage**

13'4 x 7'10 (4.06m x 2.39m)

Reduced in size with an up-and-over door, boiler, power, and light connected



GROUND FLOOR



1ST FLOOR



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