



*House at 24 Maurice Road*



RICHARD  
POYNTZ



# House at 24 Maurice Road Canvey Island SS8 7JN

Asking Price £360,000



FOUR BEDROOM DETACHED HOUSE – CORNER PLOT – SOLAR PANELS – NO ONWARD CHAIN

Positioned on a prominent corner plot just moments from Canvey High Street and the seafront, this impressive four-bedroom detached home combines a superb location with exciting potential, all offered with no onward chain.

Boasting solar panels, ample off-street parking, a detached garage, and an attractive style with a larger-than-average plot, the property not only offers kerb appeal but also the space and flexibility to create your perfect home.

Inside, the well-planned layout features a generous lounge, a separate dining room, and a smartly fitted kitchen – the ideal backdrop for relaxed family living or hosting friends in style.

Upstairs, four bright and generously sized bedrooms provide comfort and versatility, offering room for every member of the household to enjoy their own space.

With scope to modernise and make it truly your own, this chain-free property represents a rare chance to secure a home in one of the island's most sought-after locations.



## Hall

Welcoming entrance hall featuring a solid wood staircase and bannister, with doors leading to the main accommodation. Includes functional under-stairs storage and a built-in cupboard, ideal for coats and household items.

## Cloakroom

Located off the entrance hall, the cloakroom includes a low-level WC, wall-mounted corner basin, and window for natural light and ventilation. A practical addition for guests and day-to-day use.

## Lounge

19'5 x 15'10 into bay (5.92m x 4.83m into bay )  
A spacious and bright lounge is set off the hallway, featuring a large front-facing bay window. Fitted carpet and neutral décor provide a comfortable setting with ample space for family living or entertaining

## Kitchen

12'4 x 9'11 (3.76m x 3.02m)  
A spacious and bright lounge is set off the hallway, featuring a large front-facing bay window. Fitted carpet and neutral décor provide a comfortable setting with ample space for family living or entertaining



**Dining Room**

10'6 x 9'10 (3.20m x 3.00m )

Accessed directly from the kitchen, this flexible reception room features double-glazed French doors that open onto the rear garden. A bright space, ideal as a dining room, home office,

**Landing**

Doors lead off to the first-floor accommodation

**Bedroom One**

12'11 x 12'3 (3.94m x 3.73m)

Double Glazed window to the front elevation

**Bedroom Two**

9'11 x 8'11 (3.02m x 2.72m)

Double-glazed window to the rear

**Bedroom Three**

12'11 x 8 (3.94m x 2.44m)

Double-glazed window to the rear elevation

**Bedroom Four**

10'6 x 9'10 (3.20m x 3.00m )

Double Glazed window to the front

**Bathroom**

Fitted with a three-piece coloured suite comprising panelled bath with electric shower over, pedestal wash basin, and low-level WC. Features include part-tiled walls, double-glazed window, and wood-effect flooring. A practical space with potential for updating.

**Front**

lawned front garden

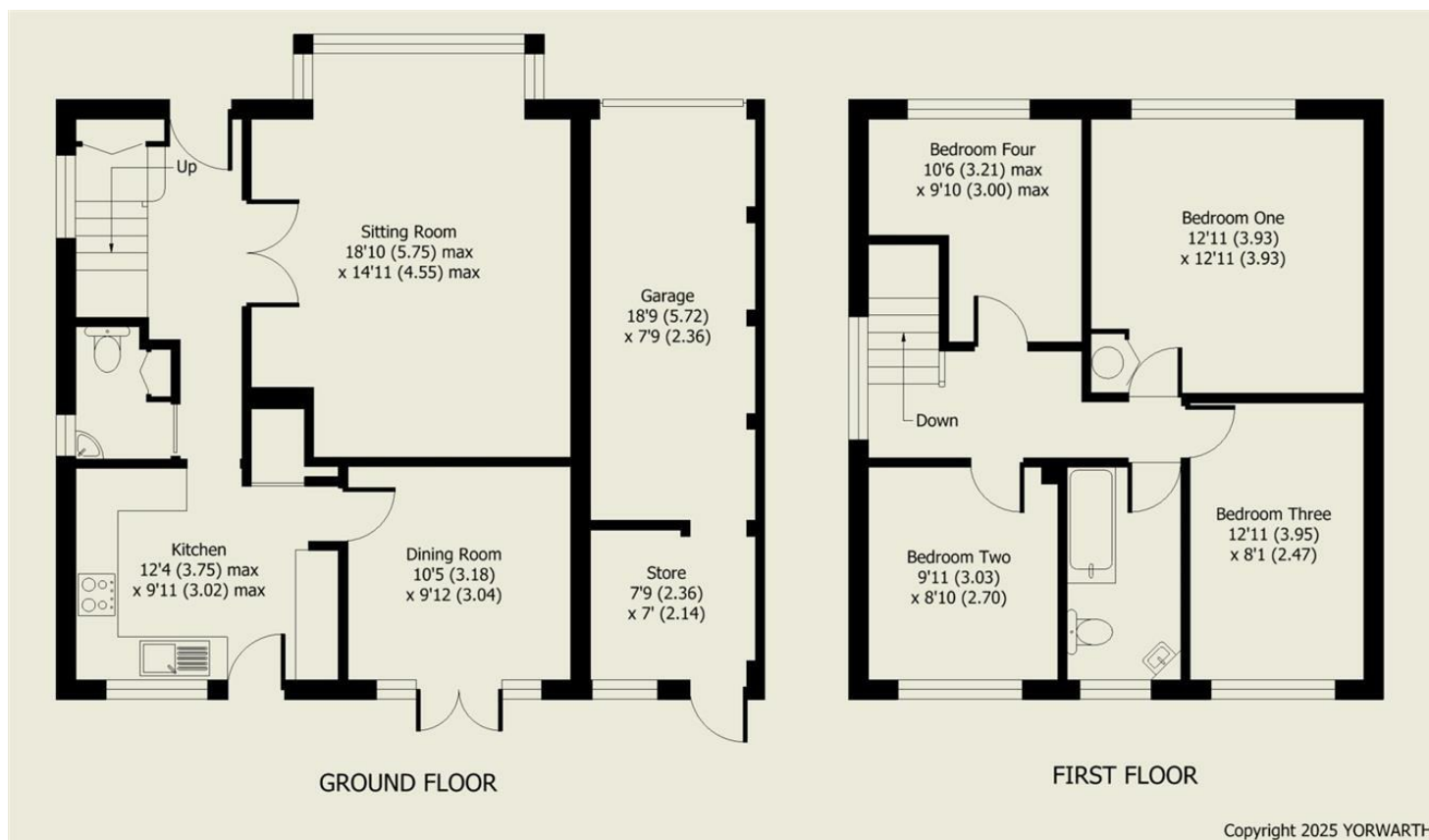
**Garden**

lawned rear garden with concreted area to one side, ideal for shed's etc.

**Garage**

with door to front and rear access





**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.

