



14 Ambleside Walk



**RICHARD
POYNTZ**

14 Ambleside Walk Canvey Island SS8 9TD

£300,000



Located in the ever-desirable Lawrence Homes development, this well-presented three-bedroom property is perfectly placed for families, offering excellent access to local schools, shops, and convenient transport links.

Internally, the home features a generously sized lounge ideal for relaxing and entertaining, along with a spacious kitchen/diner that offers ample room for family meals and social gatherings.

Upstairs you'll find three good-sized bedrooms, making it a perfect fit for growing families or those needing flexible space for a home office or guest room.

Additional benefits include ample off-street parking, an integral garage, and the huge advantage of being offered with no onward chain, ensuring a straightforward and speedy transaction.

A fantastic opportunity in a sought-after location – early viewing is strongly recommended.



Porch

Lounge

18'5 x 14'2 (5.61m x 4.32m)

Step into this well-presented and inviting lounge, ideal for relaxing evenings or entertaining guests. The room boasts a tasteful neutral décor with feature walls adding character, while a large front-facing window allows plenty of natural light to flood in. The comfortable seating area is complemented by a charming fireplace with a modern surround,

creating a warm focal point. Understairs space is cleverly utilised for additional seating or storage, and the plush carpeting throughout adds to the cosy, homely feel. Finishing touches such as decorative wall panelling, a stylish mirror, and a contemporary media setup complete this delightful living space.

Kitchen / Diner

18'5 x 9'2 (5.61m x 2.79m)

A bright and stylish kitchen featuring wood-effect

units with contrasting dark worktops, complemented by a modern tiled splashback. The space is equipped with a slimline integrated dishwasher, built-in oven and hob, and fridge/freezer neatly tucked behind matching unit doors. French doors open directly onto the garden deck, flooding the room with natural light and offering ideal indoor-outdoor flow—perfect for summer entertaining. The kitchen also benefits from a feature hexagon-tiled flooring area, adding a contemporary twist to a traditional layout

Bedroom One

12'4 x 11'2 (3.76m x 3.40m)

Double-glazed window and radiator.

Bedroom Two

12'5 x 11'4 (3.78m x 3.45m)

Double-glazed window and radiator.

Bedroom Three

7'9 x 7'5 (2.36m x 2.26m)

Double-glazed window and radiator.

First Floor WC

Shower Room

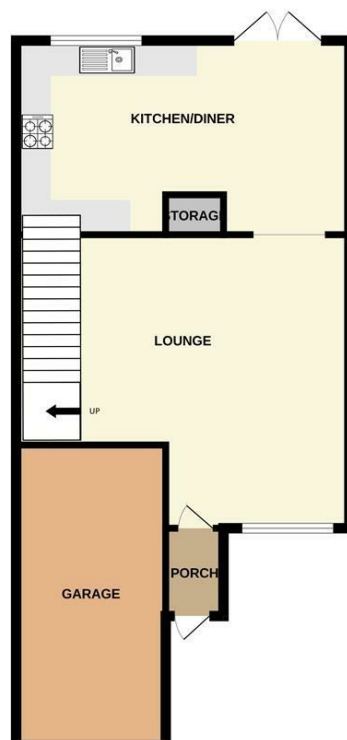
tilled in a neutral tone with a decorative border trim, creating a classic and clean finish. It features a modern white vanity unit with inset basin and chrome fittings, plus handy under-sink storage. There's a curved corner shower enclosure and frosted window for both privacy and natural light.

Front

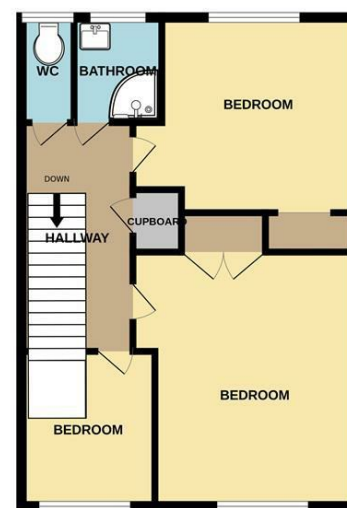
Block-paved driveway, integral garage, and double-glazed windows. The white panel detailing adds a clean, modern touch, while the porch-style entrance offers both charm and practicality.



GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 1169 sq.ft. (108.6 sq.m.) approx.

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