



facebook.com/richardpoyntzandco



@RichardPoyntz



@richardpoyntz



**RICHARD
POYNTZ**



**23 Park Road
Canvey Island, Essex SS8 7PT
£575,000**



Tel No: 01268 699 599 | Fax: 01268 699 080 | james@richardpoyntz.com
Registered Office: Richard Poyntz and 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 | VAT 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.

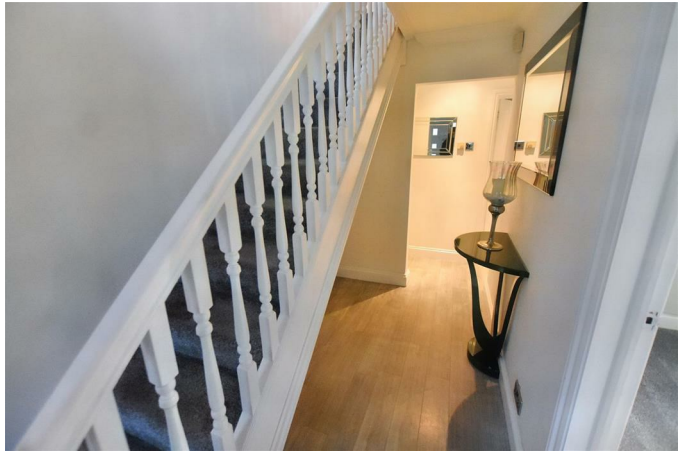


No onward chain ! Located in this popular Leigh Beck Area of Canvey Island, at the edge of a park and within a stone's throw of Canvey's Seawall for its picturesque walks and Canvey Island Football Club. The property is located at the end of a cul-de-sac position on a spacious corner plot with parking facilities for several vehicles plus a double garage.

The property presents stylish and adaptable accommodation with five double bedrooms on the ground floor, a stunning en-suite to the spacious main bedroom, a utility room, and a main family bathroom. To the first floor is a very spacious lavish lounge/diner which offers abundant living space for a dining room table and an array of sofas if required; there are doors from here to a wrap-around balcony with views of the park, football ground, and the seawall, off of here and open plan is an additional dining area connecting to a modern fitted kitchen designed in the latest fashion, again from here is a dining room together with an additional sitting room or even bedroom six if required. Completing the accommodation is the first-floor cloakroom. The property benefits from mainly double-glazed windows throughout, gas fired heating via a combination boiler. If you are looking for a spacious family home, we would not hesitate to recommend an internal inspection.

- ** Extremely wide plot with garden to the side
- ** Parking for several vehicles
- ** Large double garage
- ** Located at the end of a cul-de-sac
- ** Sides on to local parkland with the seawall in the near distance together with Canvey Island' Football Club
- ** Walking distance to Leigh Beck Schools, local shops, bus routes
- ** Modern gas-fired central heating via combination boiler
- ** Mainly double glazed windows
- ** Five double size bedrooms on the ground floor
- ** Ground floor utility room
- ** Modern en-suite and family bathroom
- ** Spacious lounge/family area 29'3x22'1 with a wrap-around balcony offering panoramic views of the surrounding area
- ** Separate dining room
- ** First-floor bedroom six or additional sitting room
- ** First-floor cloakroom
- ** Contemporary fitted kitchen with high-end appliances including hide and slide NEFF oven plus built-in microwave, dishwasher and American style fridge to remain

Hallway



Double-glazed entrance door into an entrance hall with stairs connecting to the first floor, radiator, laminate style flooring, doors off to the bedrooms, which are positioned on the ground floor.

First Floor Lounge / Family Room 29'3x22'1 (8.92mx6.73m)



An exceptionally spacious reception room with floor-to-ceiling double-glazed windows to the side elevation, further double-glazed windows to the front, and large double-glazed sliding patio doors opening onto the balcony. Views from all the windows of the park and seawall within the near distance, space if required for an extensive array of sofas and large dining room table. Ceramic tiling to the floors, coved to flat plastered ceiling with inset spotlights, breakfast bar/bar area to the side with granite style work surfaces, opening through to the kitchen/diner.



Kitchen/Breakfast Room 19'3x11'2 (5.87mx3.40m)

Ample space if required for an additional dining room table and chairs within the dining area, a square archway through into the kitchen section with an extensive range of white gloss units at base level with integral dishwasher to remain, work surfaces over with inset stainless steel sink, granite style tiling to the splashbacks. Matching units at eye-level, ceramic hob with units incorporating a high-level Neff hide and slide oven with microwave over, overhead extractor unit, flat plastered ceiling with inset spotlights, tiling to the floor in tasteful ceramics, opening through to an additional dining room.



Balcony

Dining Room 10'5x9'3 (3.18mx2.82m)



Double glazed window to the front elevation, radiator, coved to flat plastered ceiling, access from here into bedroom six/second reception room.

Bedroom Six / Second Reception 11'1x8'5 (3.38mx2.57m)

Double glazed window to the front.

Cloakroom (First Floor)



Window to the rear elevation, tiling to the walls and floor in ceramics, low-level w/c with push flush and vanity unit with inset wash hand basin, cupboard housing the modern fitted gas combination boiler

Ground Floor

Bedroom One 18'1x13' (5.51mx3.96m)



A very spacious main bedroom, two double glazed windows to the front elevation, radiator. An extensive range of fitted wardrobes with an opening through to the en-suite bathroom.



En-Suite Bathroom

Stylish en-suite fitted in the latest style with a corner white panel bath, low-level w/c, wall-mounted white wash hand basin with vanity unit under, tiling to the walls and floor and large shower cubicle with glass enclosure.

Bedroom Two 9'9x8'9 (2.97mx2.67m)

Double glazed window to the front, radiator, coved to flat plastered ceiling.

Bedroom Three 12'2x10'8 (3.71mx3.25m)



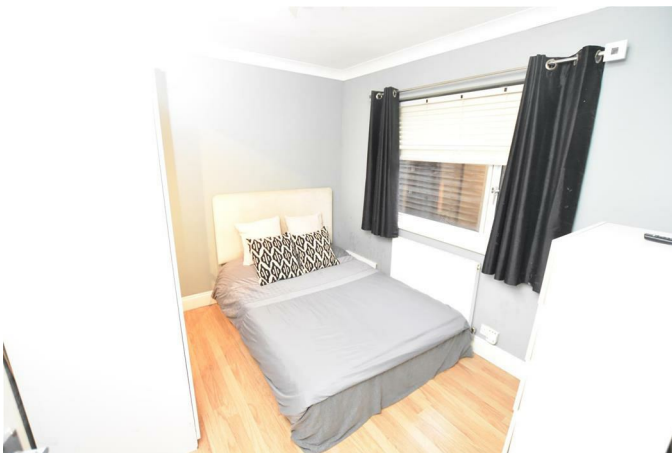
Double glazed window to the front, laminate flooring, coving to the ceiling

Bedroom Four 13'7x7'7 (4.14mx2.31m)



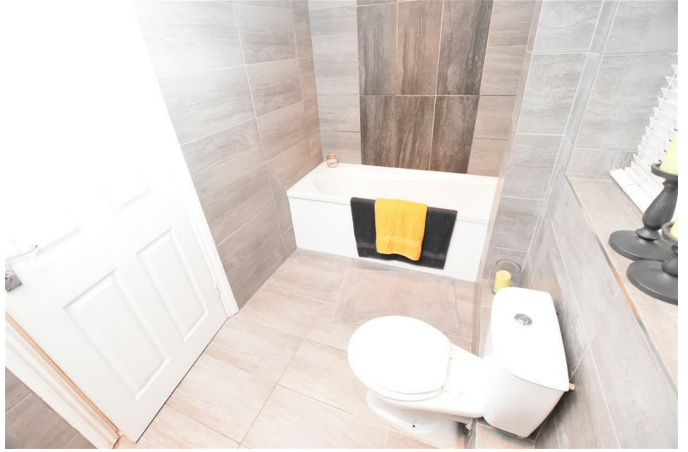
Double glazed window to the side, laminate flooring, coving to the ceiling, part wallpaper decor.

Bedroom Five 10'1x8'7 (3.07mx2.62m)



Double glazed window to the rear elevation, laminate flooring, coving to the ceiling

Bathroom



A stunning modern design suite, four piece with white wash hand basin with units under, and chrome mixer tap, tiled corner shower cubicle, low-level w/c, white paneled bath, tasteful tiling to the walls and floor, chrome towel rail.

Utility Room 8'5x5'5 (2.57mx1.65m)

Double door to the side with units at base level with space and plumbing for washing machine, work surfaces with inset stainless steel sink

Front

Ample paved off-street parking to the front for several vehicles with access to a large double garage.

Double Garage

Up and over door

Gardens

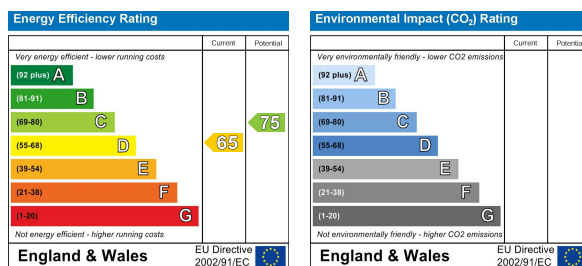


Positioned at the side, and sides onto the park with a low-level brick wall, and an array of shrubs to the borders, mainly laid to lawn with further patio area directly in front, and screened by hedging.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Mierepresentation 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 interded party should rely soley 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