



23 Edith Road



**RICHARD
POYNTZ**

23 Edith Road
Canvey Island
SS8 0LP

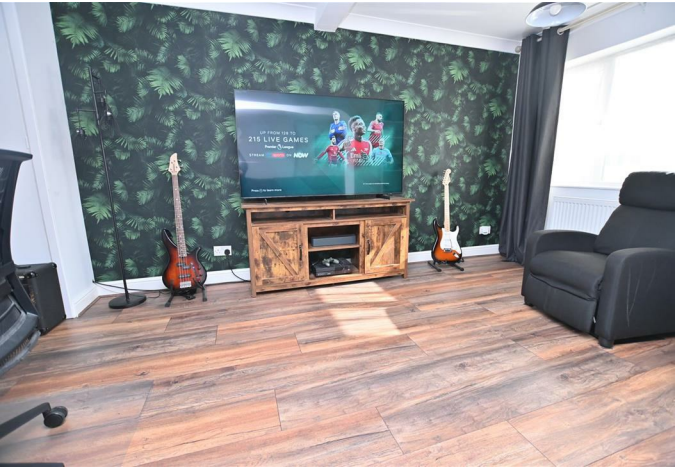
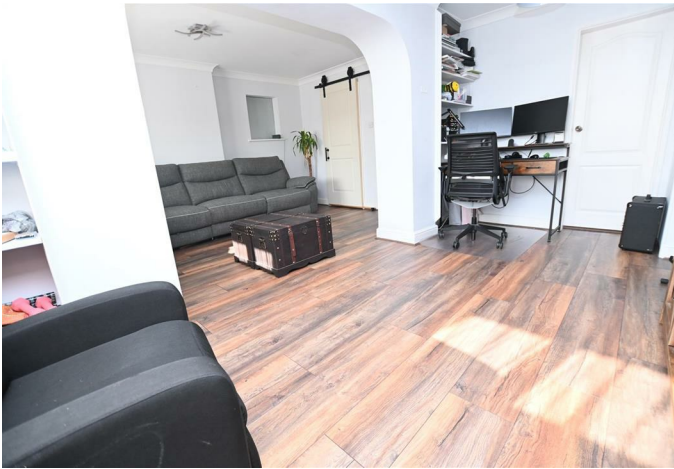
£365,000



Nestled in the desirable location of Edith Road, Canvey Island, this stunning semi-detached chalet offers an exceptional living experience. With three generously sized bedrooms and a loft room, this property is perfect for families or those seeking extra space. The property boasts a prime position, providing easy access to the Canvey Retail Park, which features popular stores such as Morrisons, Marks & Spencer, and B&M. Additionally, local schools and bus routes are conveniently close, while Benfleet Train Station is just a short drive away, ensuring excellent transport links.

Upon entering the property through a stylish composite door, you are welcomed into a spacious hallway that leads to a well-appointed lounge diner, ideal for both relaxation and entertaining. The modern kitchen breakfast room is perfect for casual dining, and a two-piece cloakroom adds to the practicality of the ground floor. The first floor features a landing that grants access to three well-proportioned bedrooms. Notably, the second bedroom includes a staircase leading to a useful loft room, providing additional versatility for your living space. Completing the accommodation is a superb contemporary shower room, designed with modern fixtures and fittings.

Outside, the property benefits from parking at the front, while the rear garden is a delightful mix of decking and lawn, perfect for outdoor enjoyment. A detached garage adds further convenience for storage or hobbies. This property is enhanced by UPVC double glazing and gas-fired central heating, ensuring comfort throughout the year. Viewing is highly recommended to fully appreciate the charm and potential of this lovely home.



Hallway

Composite double-glazed entrance door at the side into the hall with stairs to the first floor, cupboard housing a gas-fired boiler which was installed in January 2023. Additional storage cupboard, doors connecting to the cloakroom, kitchen, and lounge.

Cloakroom

A two-piece suite comprising low-level w/c, white vanity unit with inset wash hand basin, tiling to the splashback areas, double glazed window, coving to the ceiling, spotlights.

Lounge/Diner

18' x 15'6 (5.49m x 4.72m)
Excellent-sized room with two double-glazed windows to

the front elevation, and two further double-glazed windows to the side, two radiators, a coved to flat plastered ceiling, and ample room for a dining table and chairs.

Kitchen Breakfast Room

14'8 x 13'2 (4.47m x 4.01m)
With ample space if required for a dining room table, tiling to the floor, double-glazed French doors opening onto the garden with adjacent double-glazed windows to either side, and further double-glazed windows to both sides. A range of light units and drawers at base level with Butcher's block style work surfaces over, plumbing for washing machine, dishwasher, range cooker to remain. Matching units at eye-level.

First Floor Landing

Radiator, doors off to the accommodation, carpet.

Bedroom One

11'8 x 11'1 (3.56m x 3.38m)

Great size double bedroom with double-glazed window to the rear, radiator, textured ceiling, carpet.

Bedroom Two

15'6 x 10'2 (4.72m x 3.10m)

Another good-sized room with double-glazed window to the front, two storage cupboards, radiator, coved to flat plastered ceiling, a steep staircase connects to the loft room, and carpet.

Bedroom Three

9'5 x 7'7 (2.87m x 2.31m)

Good-sized room with a double-glazed window to the front, radiator. and carpet

Shower Room

Stunning room with white three-piece shower room suite comprising push flush w/c, wash hand basin with chrome mixer inset into white gloss vanity unit, bath, wall-mounted shower with shower tray and glass screen and door, tiling to the walls in ceramics, obscure double-glazed window to the rear.

Loft Room

Sloping roof with velux style window, UPVC double-glazed window to side, lighting, and carpet.

Exterior

Front Garden

Block paved parking to the front and side, as well as a hardstanding area, and side access to the rear garden.

Rear Garden

Offering plenty of privacy and seclusion, a decking area with the remainder being mainly laid to lawn with fencing to boundaries and a gate to the side giving access to the front of the property.

Detached Garage

Up and over door, Power and light connected, side door.





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