



1. Eton Close



1. Eton Close Canvey Island Essex SS8 9RU

Asking Price £325,000



Richard Poyntz & Company have pleasure in offering for sale this beautifully presented three bedroom house which is located in this very convenient location at the beginning of a cul-de-sac and within walking distance of the town centre and within easy reach for the access routes for on and off the Island and Benfleet Railway Station.

The property occupies a wider than average plot with off-street parking which is a block paved to the front with a further yard area to the side and a beautifully maintained garden to the rear with shed and summerhouse to remain.

The internal accommodation includes an entrance hall with ground floor cloakroom, an elegant lounge to the front of the property with stairs connecting to the first floor from here a dining area connecting to a modern fitted kitchen with butcher's block work surfaces and an array of appliances which are to remain. To the first floor are three well-proportioned bedrooms together with a modern fitted bathroom. In our opinion, if you are looking for a three-bedroom property within this price range we would not hesitate to recommend an appointment to appreciate the very attractive accommodation on offer.



Hall

Double glazed entrance door into the hall, laminate flooring, wallpaper decor, wooden door connecting to the lounge and further door connecting to the cloakroom

Cloakroom

Low-level w/c, modern vanity unit with inset wash hand basin, double glazed window to the front.

Lounge

18'1 into the stairs reducing to 15'3 x 14'7 (5.51m into the stairs reducing to 4.65m x 4.45m)

An elegant good size lounge, double glazed window to the front, coved and textured ceiling, laminate flooring

and radiator. Under stair storage cupboard. Opening through to the dining room.

Dining Room

9'7x8'4 (2.92mx2.54m)

Double glazed French doors opening onto the garden at the rear, laminate flooring, access to the kitchen.

Kitchen

8'3x7'8 (2.51mx2.34m)

A stylish modern fitted kitchen with gloss units at base level with a dishwasher to remain, washing machine and wine cooler to remain Butcher's block work surfaces over with inset circular sink, inset ceramic hob,

cupboard incorporating double oven, units at eye-level.

Tiling to the floors

First Floor Landing

Doors off to the accommodation, storage cupboard plus cupboard housing the modern fitted gas fired boiler, coving to the ceiling and access to the loft. Doors off to the accommodation.



Bedroom One

12'5x10'9 (3.78mx3.28m)

Double glazed window to the rear elevation, coved and textured ceiling, radiator, laminate flooring.

Bedroom Two

10'9x10'1 (3.28mx3.07m)

Double glazed window to the front, radiator, laminate flooring.

Bedroom Three

7'9x7'6 (2.36mx2.29m)

Double glazed window to the front, dado rail, coved and textured ceiling. Radiator.



Bathroom

A modern white suite comprising spa bath, vanity unit with inset wash hand basin, low-level w/c, tiling to the walls, double glazed obscure window to the side.

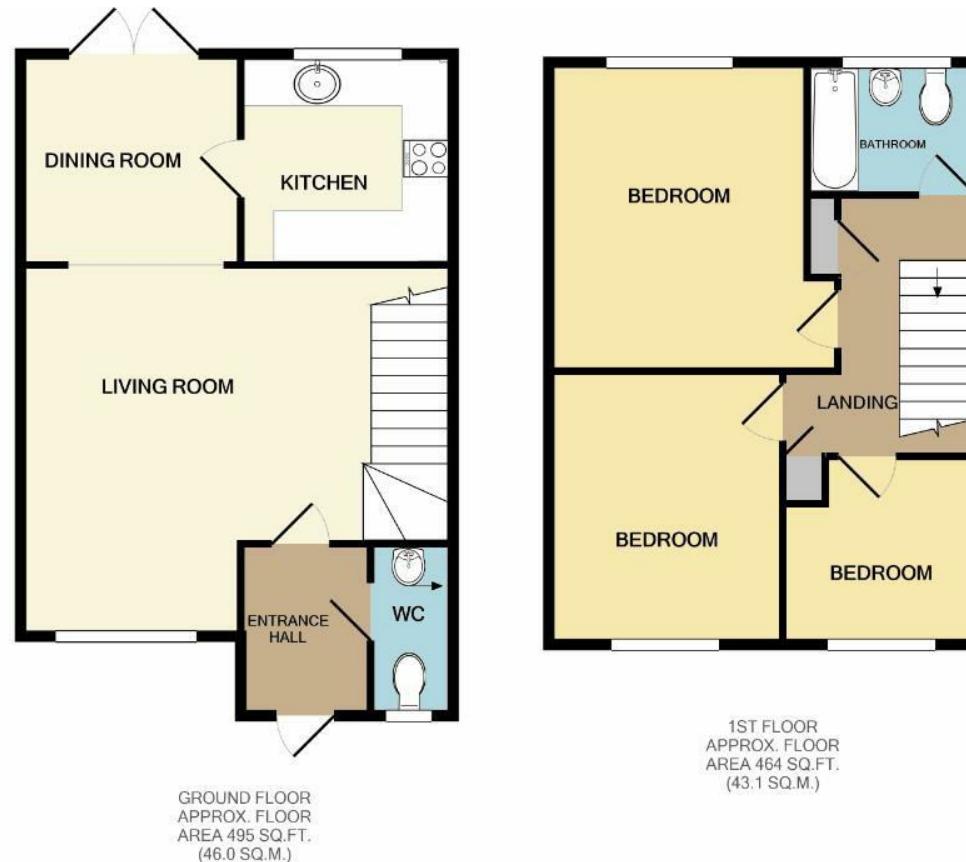
Front Garden

Off-street block paved parking, access to the side and enough if required for additional parking as there is hard standing area to the side of the property.

Rear Garden

A well maintained landscaped garden with patio areas and lawned gardens enclosed by fencing, shed to remain in the "Yard Area at the side, electric power points to either side of the fences and outside external tap. Summerhouse at the rear of the garden to remain





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2020

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
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.

