



1. Eton Close



**RICHARD
POYNTZ**

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

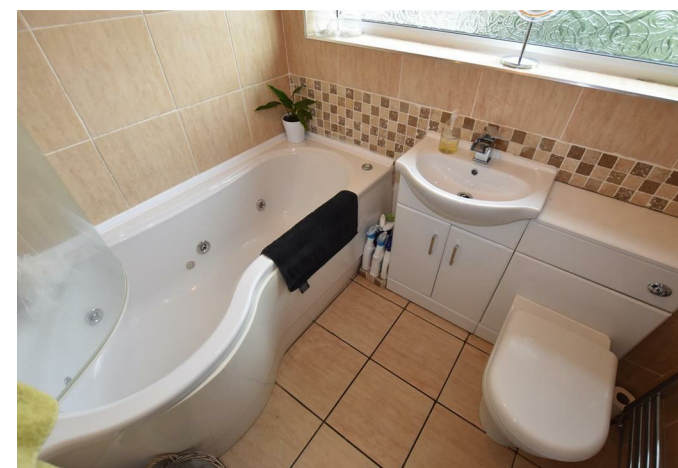
A modern white suite comprising spa bath, vanity unit with inset wash hand basin, low-level w/c, tiling to the walls, double glazed obscure window to the side.

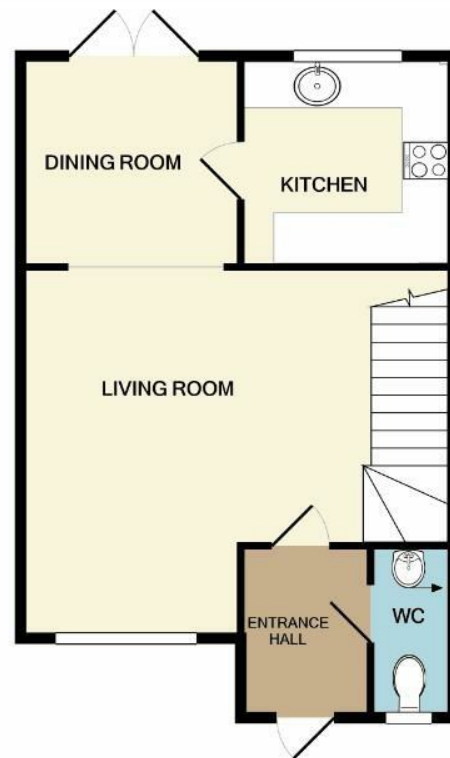
Front Garden

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





GROUND FLOOR
APPROX. FLOOR
AREA 495 SQ.FT.
(46.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 464 SQ.FT.
(43.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 960 SQ.FT. (89.1 SQ.M.)

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
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