



21 Castle Walk



**RICHARD
POYNTZ**

21 Castle Walk Canvey Island SS8 9XH

£285,000



An attractive two-bedroom semi-detached house presents an excellent opportunity for first-time buyers and small families alike. The property boasts a spacious lounge/diner, perfect for both relaxation and entertaining guests. The modern kitchen is well-equipped, making meal preparation a delight.

The two bedrooms offer comfortable living spaces, ideal for a small family or those looking to downsize. The bathroom is conveniently located, ensuring ease of access for all residents.

Outside, the property features both patio and lawned rear gardens, providing a lovely outdoor space for enjoying the fresh air, hosting summer barbecues, or simply unwinding after a long day.

This delightful home combines modern living with a welcoming atmosphere, making it a perfect choice for anyone looking to settle in a friendly community. Don't miss the chance to make this lovely house your new home.



Entrance Porch

The property is approached via an entrance door leading to the entrance porch with laminate wood flooring, an obscure glazed window to the front elevation, and a part-glazed door leading to the lounge/diner

Lounge/Diner

19' x 13' maximum measurement (5.79m x 3.96m maximum measurement)
UPVC double-glazed window to the front elevation, double-glazed patio doors leading directly onto the rear garden, TV and power points, laminate wood flooring, stairs to one side connecting to the first floor

accommodation with a storage cupboard below housing access to meters and a combination boiler, two radiators, ample space for dining room table and chairs, open plan to the kitchen.

Kitchen

8' x 7' (2.44m x 2.13m)
UPVC double glazed window overlooking the rear garden, stainless steel sink unit inset to a range of rolled edge worksurfaces, white fronted units at base and eye level, four ring stainless steel hob with fitted extractor over and matching oven below, plumbing and space for washing machine, space for fridge freezer,

complimentary ceramic tiling to the floor, tiled splashback to the walls and power points.

First Floor Landing

Access to the loft via hatch and panelled doors leading to the accommodation.

Bedroom One

12' x 10' (3.66m x 3.05m)

UPVC double-glazed window to the front elevation, radiator, laminate wood flooring, and coved to the ceiling.

Bedroom Two

9' x 8' (2.74m x 2.44m)

UPVC double-glazed window to the rear elevation, radiator, laminate wood flooring, power points, and coved to the ceiling.

Bathroom

Suite comprising a low-level push flush wc, wash hand basin inset to vanity unit below, panelled bath with shower mixer taps and screening, complimentary ceramic tiling to the walls and floor, radiator, UPVC double-glazed window to the rear elevation.

Exterior

Rear Garden

The rear of the property extends an attractive rear garden, being paved to the patio and the remainder being laid to lawn, established shrubbery borders, further patio area to the rear elevation, side pathway, and a gate providing access to the front, an external tap, and external lighting

Allocated Parking to Rear

We are advised by the Seller that there is allocated parking to the rear of the property

Front Garden

Laid to lawn with established shrubbery, external light



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