



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

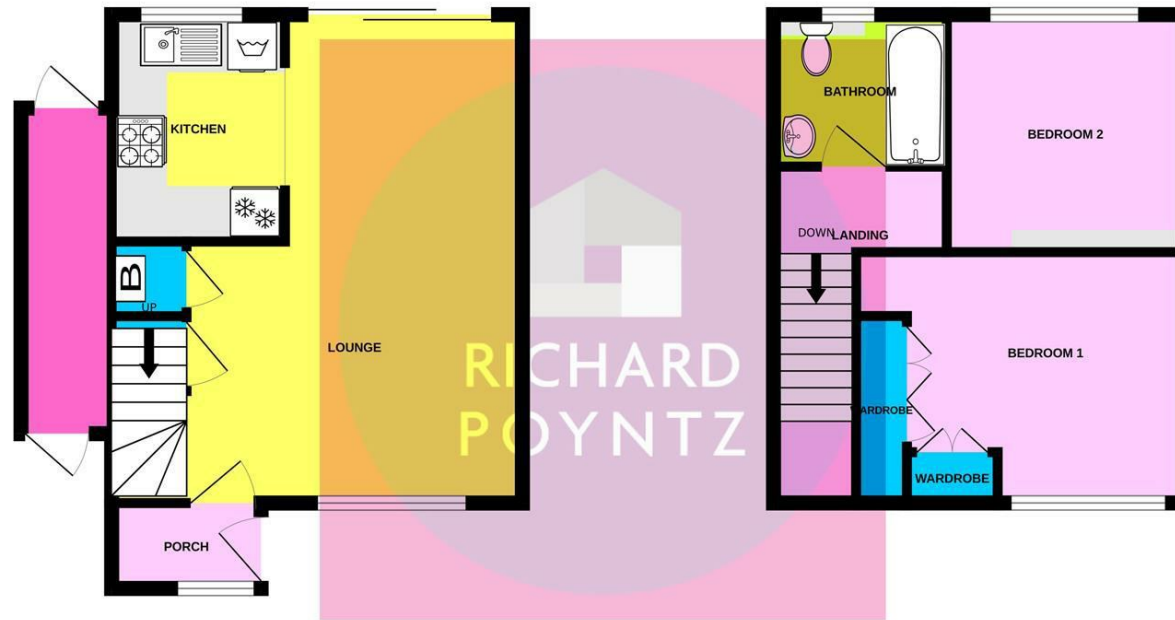
Front Garden

Laid to lawn with established shrubbery, external light



GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.

1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 sq.m.) approx.

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 ©2025

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.

