



Quirk & Co
SOLD

4a Southwick Road



RICHARD
POYNTZ

4a Southwick Road Canvey Island SS8 0EP

£340,000



Situated on Southwick Road in a desirable area of Canvey Island, this impressive three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Ideal for families, the property is situated in close proximity to both Canvey Infant and Junior School and William Reed Infant and Junior School, making school runs a breeze. Additionally, local shops and bus routes are just a stone's throw away, ensuring that all your daily needs are easily met.

Upon entering, you are welcomed by a generous lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The ground floor also features a convenient cloakroom and a spacious kitchen-diner, which is ideal for family meals and gatherings. The first floor boasts a roomy landing that leads to three well-proportioned bedrooms, each offering ample space for personalisation. The three-piece bathroom suite completes this level, providing a stylish and functional space for your daily routines.

Externally, the property benefits from a large driveway that leads to a garage, offering plenty of off-street parking. The rear garden is designed for low maintenance, with a westerly aspect that allows for plenty of sunlight, making it a delightful space for outdoor enjoyment. Additional features include gas-fired central heating and UPVC double-glazed windows and doors, ensuring comfort and energy efficiency throughout the year. This property is a fantastic opportunity for those seeking a spacious family home in a prime location. Don't miss your chance to make it your own.



Porch

UPVC entrance door to the side elevation with obscured double-glazed insets giving access to the porch, which has a textured ceiling, obscured UPVC double-glazed window to the front and side elevations, door to the lounge and the cloakroom, wood laminate flooring

Cloakroom

Textured ceiling, UPVC obscured double-glazed window to the front elevation, radiator, two-piece white suite comprising a level handle wc, sink with chrome taps, and tiling to splashback, wood laminate flooring.



Lounge

16'11 x 13'11 (5.16m x 4.24m)

Excellent-sized lounge with coved textured ceiling, large UPVC double-glazed window to the front elevation, radiator, feature brick built fireplace, spindled staircase to the first floor accommodation, opening to the kitchen/diner, wood laminate flooring.

Kitchen/Diner

16'11 x 9'10 (5.16m x 3.00m)

Coved textured ceiling, large UPVC double-glazed patio doors giving access to the garden, plus a UPVC double-glazed window to the rear elevation, traditional wood units at base and eye level with matching drawers, rolled top

worksurfaces over incorporating one and a quarter sink and drainer with chrome mixer taps, four ring gas hob with separate waist height oven, tiling to splashbacks, radiator, wall mounted boiler, ample room for dining room table and chairs, wood laminate flooring.

First Floor Landing

Textured ceiling, UPVC double-glazed window to the side elevation, doors off to the accommodation, airing cupboard housing hot water cylinder, carpet

Bedroom One

12' 9"3 (3.66m ' 2.82m)

Coved textured ceiling, UPVC double-glazed window to the rear elevation, radiator, fitted wardrobes and top boxes with dressing table, carpet.

Bedroom Two

11'9 x 9'4 (3.58m x 2.84m)

Again, a further good-sized double bedroom which has a textured ceiling, loft hatch, UPVC double-glazed window to the front elevation, radiator, fitted wardrobe and top boxes, carpet.

Bedroom Three

8'6 x 7'3 (2.59m x 2.21m)

Textured ceiling, UPVC double-glazed window to the front elevation, built-in store cupboard, radiator, carpet.

Bathroom

Part tiling to some walls, obscured UPVC double-glazed window to rear, radiator, vinyl flooring, level handle wc, pedestal wash hand basin with taps, panelled bath with taps, and separate wall-mounted shower over the bath with a glass bi-folding shower screen.

Exterior

Rear Garden

Larger than average Westerly facing rear garden which is low maintenance and mainly paved, fenced to boundaries, shed to the side, gate giving access to the front of the property, outside tap.

Front Garden

Has a hardstanding driveway and paving providing off-street parking, step up to the entrance door.

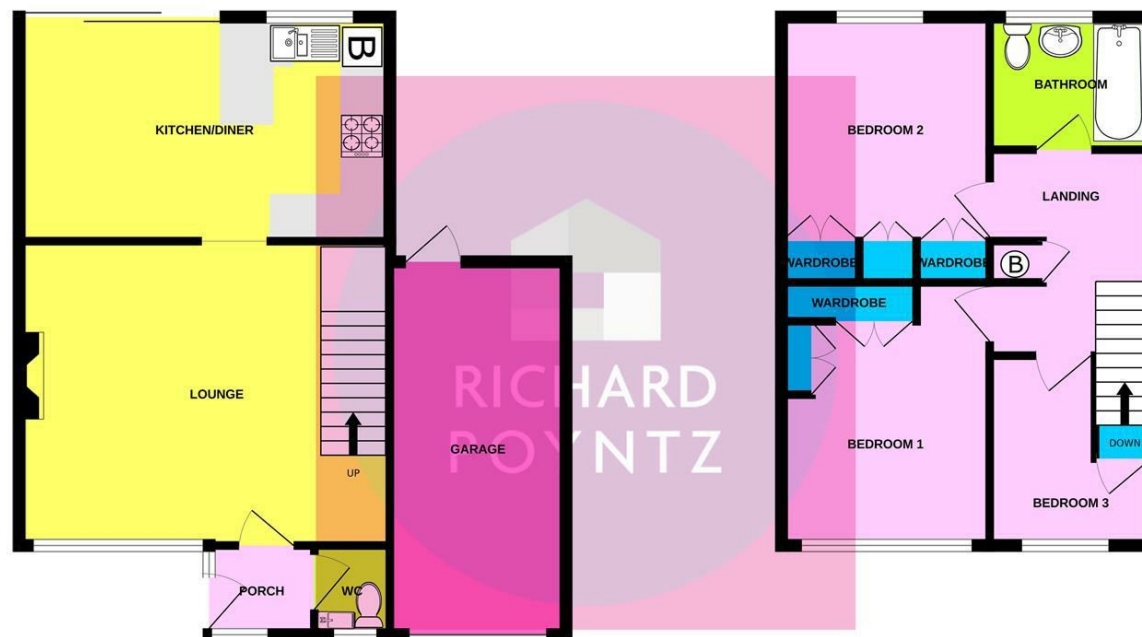
Garage

Up and over door with power and light connected, door to the rear giving access to the garden.



GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 984 sq.ft. (91.4 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.
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