



11 Linden Way



**RICHARD
POYNTZ**

11 Linden Way Canvey Island SS8 9JA

£340,000



Located in a quiet cul-de-sac section of Linden Way and set adjacent to a park/green space, this three-bedroom semi-detached chalet is offered for sale with no onward chain.

Occupying a much larger than average plot, the property offers excellent potential to extend (subject to the usual planning consents).

Accommodation includes a spacious lounge to the rear, a good-sized kitchen with oven, hob, and utility area, and three bedrooms – two doubles on the first floor and one on the ground floor. There's also a separate shower room and toilet upstairs.

While the home would benefit from some modernisation and TLC, it enjoys a superb position and represents an ideal opportunity for those looking to make a home their own.



Hall

Double-glazed entrance door into the hall with adjacent double-glazed window to the side elevation, stairs to the first floor with a cupboard under, radiator, door to bedroom three, and the lounge.

Lounge

14'5 x 11' (4.39m x 3.35m)

Double-glazed window to the rear, radiator, and access to the kitchen.

Kitchen/Diner

16'6 x 8'10 (5.03m x 2.69m)

Double-glazed window to the rear and side elevations, ample space for dining room table, tiling to floors, light wood style fronted units and drawers at base level with rolled edge worksurfaces over inset stainless steel sink, inset four-ring gas hob plus extractor over and unit incorporating the oven, access from here to the utility room.

Utility Room

8'11 x 3'8 (2.72m x 1.12m)

Plumbing facilities for a washing machine, a double-glazed door, and a window to the side elevation.

Bedroom Three

10'11 x 6'10 (3.33m x 2.08m)

Double-glazed window to the front elevation, radiator.

First Floor Landing

Access to a very eaves storage cupboard, access to a separate wc, shower room, plus the bedrooms

Bedroom One

14'3 x 9' (4.34m x 2.74m)

Double-glazed window to the rear elevation, storage cupboard plus wardrobes.

Bedroom Two

11'1 x 11'3 (3.38m x 3.43m)

Double-glazed to the front elevation, radiator, and views to the side of the park

Shower Room

separate shower cubicle, fully tiled to the walls, wash hand basin, double-glazed window to the side elevation,

Low-level wc , Double glazed window to the side

Exterior

Rear Garden

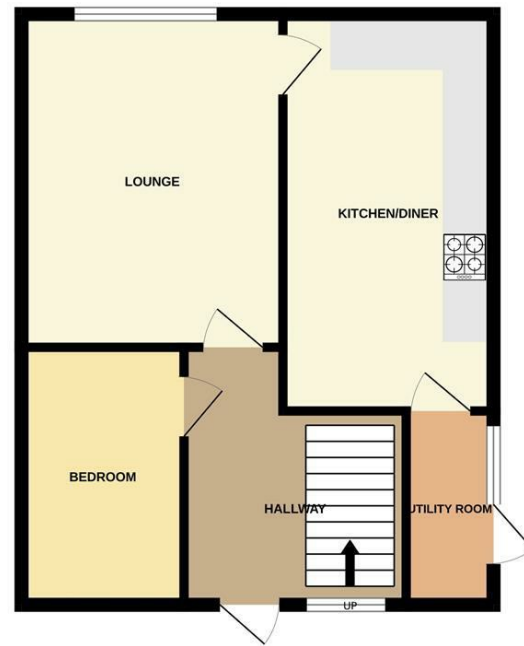
Much larger than average, great scope for extending subject to planning permission, fencing to the boundaries, mainly laid to lawn, acceses to the front.

Front Garden

Enclosed by an array of shubbery, pathway to front door.



GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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.

