



30. *Hardys Way*



RICHARD
POYNTZ

30. Hardys Way
Canvey Island
Essex
SS8 9PT

£665,000



PART EXCHANGE POSSIBLE - ENQUIRE FOR MORE DETAILS An exceptional five-bedroom detached family home in the highly sought-after Castle View development, offering elegant, well-appointed living space, stunning golf course views, and excellent access off the island toward Benfleet station and beyond.

Enjoying a prime position backing directly onto the golf course, this impressive home boasts uninterrupted rear views across open green space toward Hadleigh Downs, providing a peaceful and picturesque backdrop rarely available in such a convenient location. Positioned in the ever-popular Castle View area, the property is ideal for families looking to enjoy space, scenery, and strong transport connections — with Benfleet mainline station just a short drive away and quick access off Canvey via Somnes Avenue or the Roscommon Way bypass.

Internally, the property has been significantly improved and tastefully styled, offering generous and flowing ground floor accommodation including a stunning bespoke kitchen, separate utility room, spacious lounge with bay window, open-plan dining area, and a stylish cloakroom. The upper floor offers five genuine double bedrooms, including a luxurious principal suite with en-suite, alongside a modern family bathroom.

Externally, the landscaped rear garden makes the most of the views with a large decked entertaining area and lawn, while the front provides ample off-street parking and a double-width garage.



Hall
Composite entrance door into a bright and welcoming entrance hallway, finished with light wood-effect flooring and neutral décor, creating a stylish first impression. Decorative coving, modern ceiling lighting, and a glazed door leading to the main reception room add a touch of elegance, while the layout provides access to the principal ground floor rooms and staircase to the first floor. A large window at the rear offers a glimpse through to the garden, drawing natural light all the way through the home.

Lounge
25'1x12'9 (7.65mx3.89m)
This beautifully presented main lounge is a generous, light-filled space ideal for both family living and entertaining. A large bay window to the front and dual side windows provide excellent natural light, while double doors to the rear lead through to the dining room, creating a seamless open-plan feel.

From here, the layout flows directly to the rear garden, allowing for glimpses of the golf course beyond — a tranquil backdrop that enhances the overall setting. Finished with wood-effect flooring this stylish and spacious room offers both comfort and elegance in equal measure.

Dining Room
13'5x12'8 (4.09mx3.86m)
The dining room sits just off the lounge, creating a natural flow through the ground floor living space. With direct access to the rear garden via bifolding doors, this room enjoys stunning open views across the golf course, making it an ideal setting for both everyday dining and entertaining. From here, there's also easy access to the kitchen, adding to the practicality and connectivity of the home's layout. Finished with wood-effect flooring and neutral tones, it's a bright and welcoming space filled with natural light.

Kitchen Breakfast Room
17'x11'5 (5.18mx3.48m)
This stylish, bespoke high-end kitchen has been beautifully designed with a focus on both aesthetics and functionality. Finished with elegant grey cabinetry, copper handles, and quartz-effect worktops, the space is centred around a large island with breakfast bar seating and a built-in wine cooler, all set beneath striking pendant lighting.

The kitchen is fully equipped with premium integrated appliances including an AEG full-height fridge freezer, induction hob with a modern black glass extractor, a double electric oven, and an integrated dishwasher. There is also direct access to a separate utility room, ideal for laundry and additional storage.

With a picture window above the sink and French doors opening to the rear garden, this space offers a seamless connection between indoor and outdoor living — perfect for entertaining and everyday family life.

Utility Room

11'9x4'9 (3.58mx1.45m)

The property benefits from a practical and well-presented utility room, fitted with matching cabinetry and worktops in the same sleek style as the kitchen. A stainless steel sink with drainer is set beneath a rear-facing window, and a glazed door provides direct access to the side of the property — ideal for garden use or additional convenience. The room also houses the wall-mounted boiler, and offers useful storage and workspace separate from the main kitchen area.

Cloakroom / WC

The ground floor features a stylish cloakroom, finished to a high standard with a contemporary design. It includes a concealed cistern WC and a wall-mounted wash hand basin, set against fully tiled walls in soft neutral tones. A striking feature stone-effect wall adds a modern touch, while a frosted window allows natural light and ventilation. An elegant and practical addition to the home

Landing

The spacious first-floor landing area offers a bright and airy feel, enhanced by a charming arched feature window that draws in plenty of natural light. Finished in soft neutral tones with plush carpeting underfoot, this central space provides access to all upper-level rooms, with attractive panelled balustrading and coving adding a touch of elegance.

Bedroom One

17'8x17'1 max (5.38mx5.21m max)

This spacious principal bedroom enjoys a bright and airy feel, enhanced by three front-facing windows that allow in an abundance of natural light and provide a pleasant outlook over the road. Beautifully decorated with a feature floral wallpapered wall and soft neutral tones, the room offers fitted wardrobes to remain . This is a truly elegant and restful space, perfect as a main bedroom retreat.

Ensuite

The property benefits from a modern en-suite shower room, fully tiled in warm, neutral tones for a clean and contemporary feel. The suite comprises a wall-hung vanity unit with inset basin, a low-level WC, and a fully enclosed shower cubicle. Additional features include a mirrored wall cabinet and a built-in shelving unit offering practical storage. A rear-facing frosted window allows for natural light and ventilation, making this an ideal private space for everyday use

Bedroom Two

13'5x12'9 (4.09mx3.89m)

Features a double-glazed window, radiator, and is finished in neutral décor

Bedroom Three

16'9x8'3 (5.11mx2.51m)

Features a double-glazed window, radiator, and is finished in neutral décor

Bedroom Four

16'9x8'3 (5.11mx2.51m)

Features a double-glazed window, radiator, and is finished in neutral décor

Bedroom Five

12'9x11'8 (3.89mx3.56m)

Features a double-glazed window, radiator, and is finished in neutral décor

Bathroom

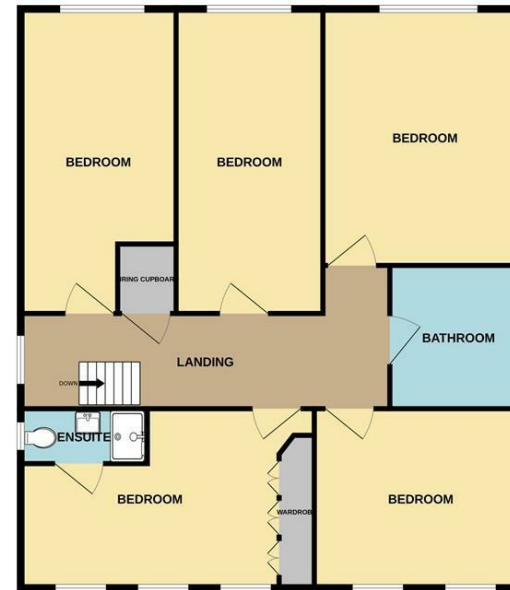
This luxuriously appointed family bathroom is finished to an exceptional standard with elegant large-format marble-effect tiling throughout. The space features a striking freestanding bathtub with a stylish black floor-mounted mixer tap, positioned to create a real centrepiece. A contemporary wall-hung vanity unit, concealed cistern WC, and a sleek black-framed walk-in shower enclosure further enhance the modern design. Natural light pours in through the frosted rear window, while recessed ceiling spotlights add to the clean, spa-like ambience



GROUND FLOOR



1ST FLOOR



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