



54 Delfzul Road

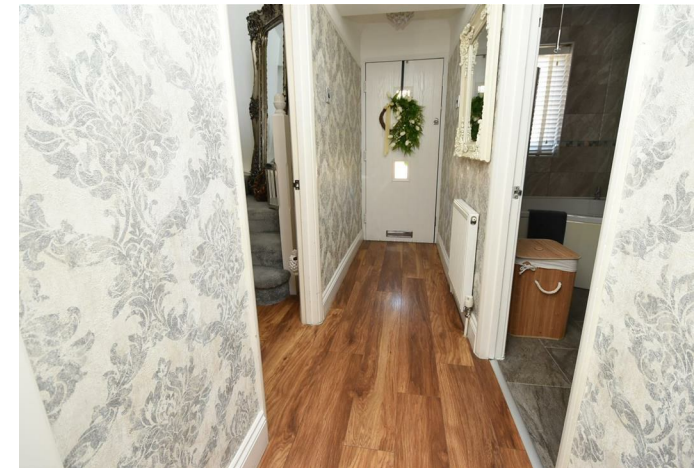


54 Delfzul Road Canvey Island SS8 9AU

Offers In Excess Of £425,000



Richard Poyntz & Company proudly presents this truly stunning Four/Five Bedroom detached chalet for sale. The property is maintained to the highest standards, and viewing is highly recommended to truly appreciate the size and standard of the accommodation. The front of the property features an imposing presence with a good-sized block paved driveway, while the rear boasts a reasonably sized southerly-facing garden with a paved area and a Pergola, ideal for a table and chairs. The interior welcomes you with a spacious hallway, a ground-floor bathroom, a superb-sized lounge/diner, and a modern and contemporary cream gloss kitchen. The first floor offers a spacious bedroom with an elegant en-suite shower room, a second bedroom with a dressing room, and a third bedroom, each exuding a unique charm.



Hallway

A Composite entrance door to the front with obscure double-glazed insets gives access to the hallway with a coved flat plastered ceiling, radiator, wallpaper decoration to walls, doors off to some of the ground-floor accommodation, and wood flooring.

Lounge/Diner

22'4 x 12' (6.81m x 3.66m)

Flat plastered ceiling, UPVC French-style doors to the rear giving access to the garden, UPVC double-glazed window to the front, picture rail with attractive wallpaper decoration under, stairs to first-floor accommodation with a small store cupboard, radiator, wood flooring, double doors to the kitchen/dining room.

Kitchen/Diner

21'1 x 8'6 (6.43m x 2.59m)

Another stunning room which has coved flat plastered ceiling, inset spotlights, UPVC double glazed bay window to front plus UPVC double glazed window to the rear, radiator, wood flooring, modern cream gloss units at base and eye level with matching drawers all with chrome handles, rolled top work

surfaces over, complimentary matching upstand, sink, and drainer with chrome extendable hose style mixer taps, five ring gas hob with extractor over and separate waist height oven and grill, to the hob area is a tiled splashback, a built-in washing machine and tumble dryer to remain, wood flooring.

Ground Floor Bathroom

10'3 x 5'2 (3.12m x 1.57m)

As previously mentioned an excellent sized and stunning room that has part coved and flat plastered ceiling, obscure UPVC double glazed window to the front, and also the side, chrome heated towel rail, attractive modern tiling to the splashback areas, tiled floor, modern three piece white suite comprising of 'P' shaped panelled bath with chrome taps, separate wall mounted chrome shower over the bath with a glass shower screen, sink with waterfall style chrome mixer tap inset into a vanity unit, push flush WC.

Ground Floor Bedroom Four

9'2 x 8'5 (2.79m x 2.57m)

Coved flat plastered ceiling, obscure UPVC double glazed window to the side, cupboard housing boiler, radiator, attractive wallpaper decoration, carpet, sliding door giving access to the en-suite wetroom.



En-Suite Wetroom

Flat plastered ceiling with inset spotlights, obscure UPVC window to the rear, attractive part tiling to walls, chrome heated towel rail, three-piece wet room suite comprising a sink with chrome mixer tap inset into a vanity unit, push-flush WC, wall-mounted shower, anti-slip flooring with drainage.

First Floor Landing

Coved textured ceiling, doors off to bedroom One, Two and dressing room area, carpet.

Bedroom One

12'6 x 11'5 (3.81m x 3.48m)

Excellent-sized double bedroom with coved textured ceiling with inset spotlights, UPVC double-glazed window to the front, radiator, attractive wallpaper decoration, carpet, and door to en-suite shower room.

En-Suite Shower Room

Textured ceiling with inset spotlights, obscure UPVC double-glazed window to the rear, attractive tiling to splashback areas, chrome heated towel rail, modern three-piece white shower room suite comprising a push-flush WC, sink with chrome mixer taps set into a white gloss vanity unit, large shower tray with glass screen, and wall-mounted shower.

Bedroom Two

12' x 10'7 (3.66m x 3.23m)

Coved textured ceiling with inset spotlights, UPVC double-glazed window to the front, radiator, feature wallpaper decoration for one wall, carpet.

Bedroom Three

9'3 x 7' (2.82m x 2.13m)

Please note that this is currently accessed via the dressing room. It has a coved textured ceiling with inset spotlights, a UPVC double-glazed window to the rear, attractive wallpaper decoration, a radiator, and carpet.

Dressing Room/Office/Optional Fifth Bedroom

7'6 x 7'5 (2.29m x 2.26m)

Coved textured ceiling, two Velux style windows to rear, wallpaper decoration, carpet, door to bedroom three.

Exterior

Rear Garden

Southerly facing rear garden with a ramp allowing wheelchair access to a good sized paved patio area with Pergola, shingled area to side with lawn and further paved area, raised brick bedded areas for plants, shrubs, etc, outside power point, tap, and lighting, fencing to boundaries, a gate to the side giving access to the front of the property.

Front Garden

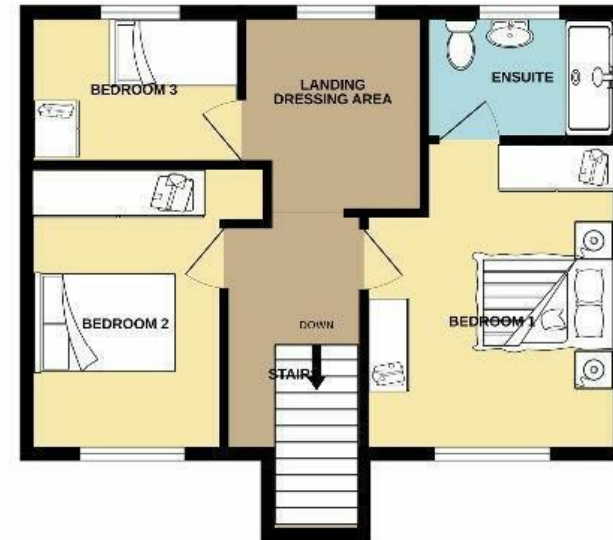
It has a large block-paved driveway providing parking for several vehicles, a ramp ideal for wheelchair access and giving access to the front door, and a brick wall with railings to the boundaries.



GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq.ft. (107.7 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 ©2024

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.

