



*20 Chiltern Approach*



**RICHARD  
POYNTZ**

# 20 Chiltern Approach Canvey Island Essex SS8 9SJ

£290,000

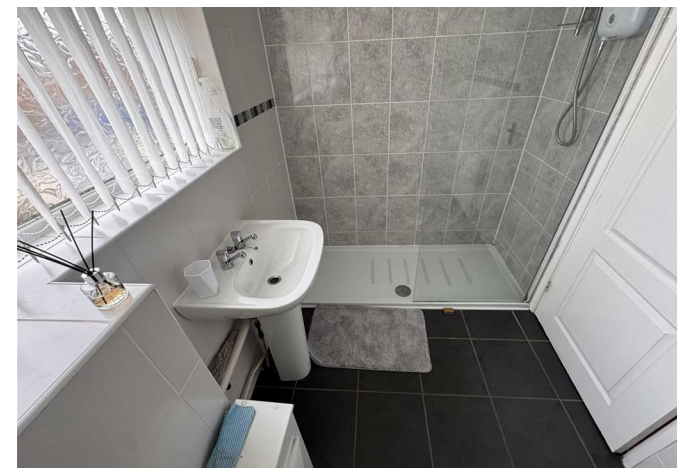


For Sale by Richard Poyntz: This charming property is conveniently located close to local schools, bus routes, and amenities, including a nearby Morrisons local store. Offered with no onward chain and keys held, it presents a fantastic opportunity for buyers looking for a well-positioned home.

The property boasts a spacious lounge, creating a welcoming first impression. To the rear, there is a lovely garden that backs onto a service road, offering potential for parking, subject to the addition of gates to the rear garden.

Further highlights of the property include gas heating, double glazing, and three spacious, well-proportioned bedrooms, making it ideal for family living. The modern shower room is a further appealing feature of this popular Lawrence Homes property.

This well-maintained home offers plenty of potential and is not to be missed.



## Porch

Double-glazed entrance door with further door into the lounge

## Lounge

18'2 max x 14'3 (5.54m max x 4.34m)

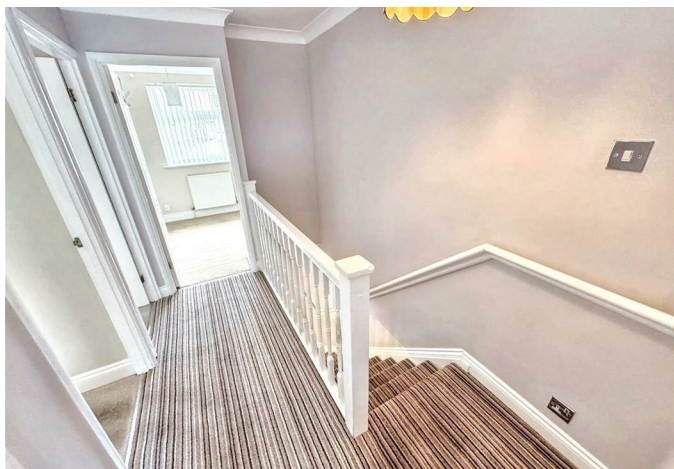
Lounge - an inviting, spacious open-plan kitchen diner bathed in natural light from the double-glazed window at the front, featuring stairs that elegantly ascend to the first floor, along with a thoughtful storage cupboard and a radiator

## Kitchen Diner

18'1 x 8'5 (5.51m x 2.57m)

This kitchen diner spans the full width of the property and overlooks the garden. There is ample space for a dining room table, and the flank wall features charming wallpaper decor. The room has laminate flooring and coving along the ceiling, complete with spotlights.

An extensive range of units and drawers are located at the base level, with work surfaces



extending along three walls. It includes plumbing for a washing machine, a sink, and a gas hob, as well as an eye-level oven. The splashbacks are tiled, and additional units are at eye level, along with space and a recess for a fridge. Overall, it is a good-sized room.

### **First Floor Landing**

#### **Bedroom One**

12'2 x 9'4 (3.71m x 2.84m)

Double-glazed window and radiator.

#### **Bedroom Two**

11'1 x 9'9 (3.38m x 2.97m)

Double-glazed window and radiator.

#### **Bedroom Three**

8'8 x 7'9 (2.64m x 2.36m)

Double-glazed window and radiator.

### **shower Room**

A beautifully lit rear space features a double-glazed window, showcasing a modern suite with a spacious double shower cubicle, elegantly tiled walls, and a wall-mounted shower, complemented by a stylish pedestal wash hand basin and WC.

### **Front**

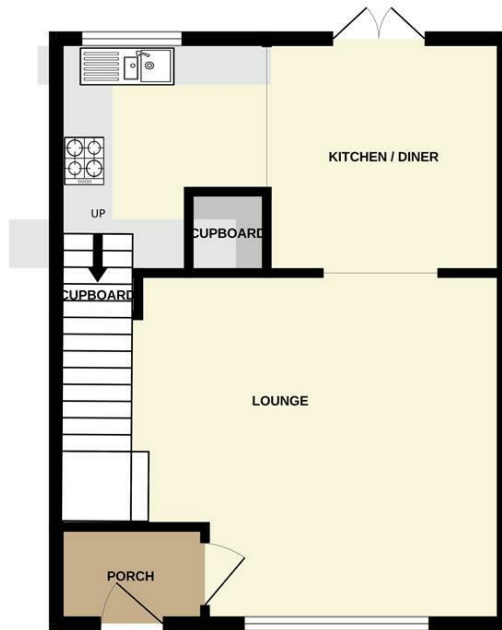
In a small walkway position, blocked paved and wrought iron style gates enclose the front

### **Rear**

The patio area features a pathway leading to the rear, with lawn gardens on either side of the path. The property is fenced along the boundaries and has the potential for parking, as it backs up to a service road. However, this would be subject to the relocation of the fences.



GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 853 sq.ft. (79.2 sq.m.) approx.

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