18 Derventer Avenue
RICHARD
POYNTZ

18 Derventer Avenue
Canvey Island
SS8 9PX

£375,000

3 2 2

A three-bedroom detached house located on the ever-popular Castle View development, close to the golf course and offering excellent access both on and off Canvey Island, whilst also being conveniently situated within easy reach of Benfleet station, ideal for commuters.

Offered with no onward chain, this deceptively spacious home boasts two reception rooms, a modern country-style kitchen, and the added benefit of a garage and utility room with a modern boiler.

On the first floor are three bedrooms, a versatile store room/study, a separate cloakroom, and a generously sized four-piece family bathroom.

An attractively priced home in a convenient and desirable location—ideal for a range of buyers.

Hall
Double-glazed entrance door into the hall with stairs to the first floor, with a cupboard under, and doors connecting to the ground floor accommodation

Lounge
13'6 x 12' (4.11m x 3.66m)
Double-glazed window to the front and side elevations, radiator, coving to flat plastered ceiling.

Dining Room
12'6 x 8' (3.81m x 2.44m)
Accessed via two double doors from the lounge, also accessed via the hall, double glazed french doors connecting onto the garden, radiator, and flat plastered ceiling.

Kitchen
18'5 x 10' (5.61m x 3.05m)
Ample space if needed for dining room table, wooden units and drawers at base level with work surfaces over, inset white butler style sink, tiling to splash backs, matching units at eye level, double-glazed window to the rear elevation, double-glazed door to the side elevation, larder cupboard.

First Floor Landing
Doors off to the first-floor accommodation, plus a door connecting to the airing cupboard and cloakroom

Cloakroom
Suite comprising low level wc and a wash-hand basin.

Bedroom One
12'1 x 8'11 (3.68m x 2.72m)
Two double glazed velux style windows to the front elevation, laminate flooring, and a radiator.

Bedroom Two
12'7 x 8'1 (3.84m x 2.46m)
Double-glazed to rear elevation, radiator,

Bedroom Three
8'10 x 7'3 (2.69m x 2.21m)
Two double glazed velux style windows set into the roof to the front elevation, radiator,

Store Room/Office
11' x 7'5 (3.35m x 2.26m)
Two double glazed velux style windows to the rear elevation, radiator

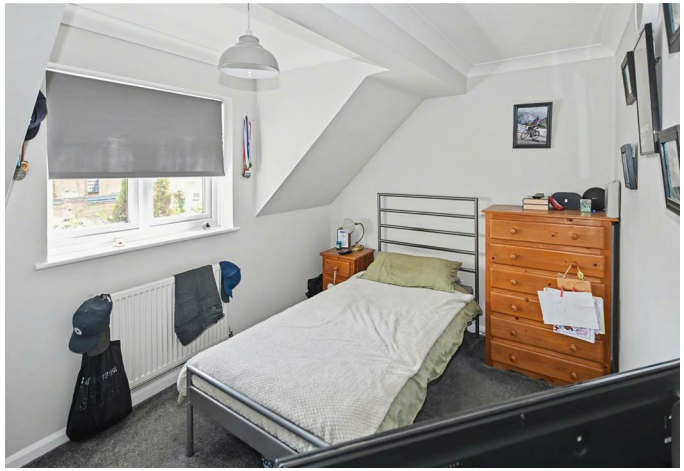
Bathroom
10'11 x 9'11 (3.33m x 3.02m)
A good-sized bathroom four-piece suite with double-glazed windows to the rear and side elevations, panelled bath, low level wc, wash hand basin and shower cubicle with shower

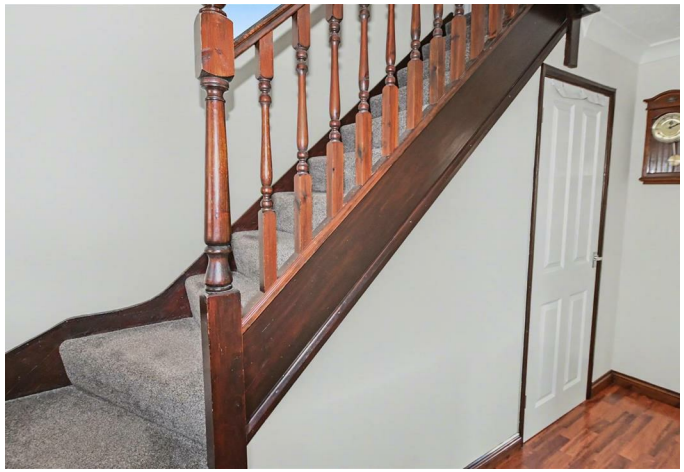
Exterior

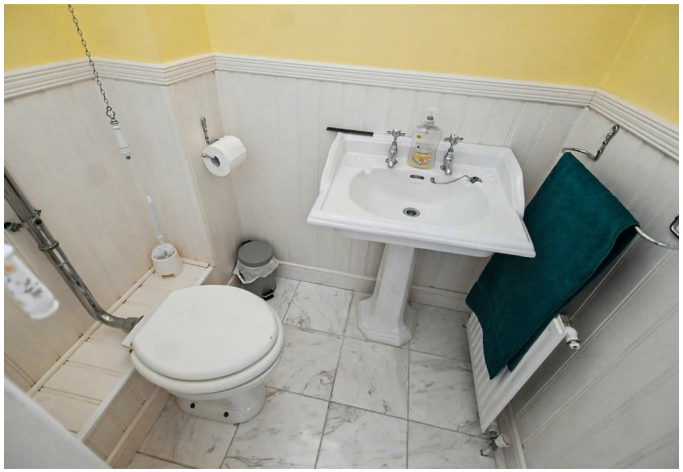
Front Garden
Ample off-street parking to the front.

Rear Garden
Has a shed, patio, and the remainder being mainly laid to artificial lawn, fenced to the boundaries

Garage

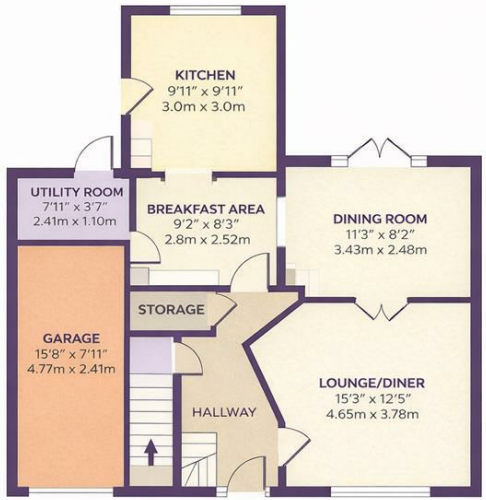






Ground Floor

672 sq.ft. (62.5 sq.m.) approx.



Not to scale.

RICHARD POYNTZ & COMPANY

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