facebook.com/richardpoyntzandco

@RichardPoyntz

@richardpoyntz

RICHARD POYNTZ

63. Mayland Avenue
Canvey Island, Essex SS8 0BU
£675,000

Tel No: 01268 699 599 | Fax: 01268 699 080 | james@richardpoyntz.com
Registered Office: Richard Poyntz and 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 | VAT 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.

Occupying a desirable position close to Canvey Island seafront, this substantial and beautifully presented detached family home offers generous, versatile accommodation finished to an exceptional standard throughout.

The first floor provides four well-proportioned double bedrooms, with the impressive principal bedroom benefiting from extensive fitted wardrobes and its own en-suite shower room. On the ground floor, the accommodation offers excellent flexibility, including a spacious lounge and an additional reception room that could comfortably serve as a fifth bedroom, home office, or playroom, depending on the needs of the next owners.

At the heart of the home is the outstanding bespoke kitchen, dining and family room, featuring premium Neff appliances, quartz work surfaces and large bi-folding doors opening directly onto the garden. A stylish family bathroom, a useful ground-floor cloakroom, a good-sized garage with direct access into the hall, and a superb south-facing rear garden extending to approximately 70 ft further enhance this impressive home.

To the front, there is ample off-road parking, a quality electrically operated Hörmann garage door, and a matching Hörmann entrance door, combining strong kerb appeal with excellent practicality and security.

A genuinely exceptional family home in a sought-after location, offering space, quality, and versatility in equal measure.

** Great location close to Canvey Island seafront - Substantial detached family home
** Four large double bedrooms
** Very large main lounge with bi-folding doors opening onto the garden
** Versatile fifth bedroom or additional reception room. Impressive principal bedroom with extensive fitted wardrobes and en-suite
** Premium Neff appliances and quartz work surfaces, Ground-floor shower room
** Bespoke kitchen/dining/family room with further bi-folding doors
** No expense spared throughout - Presented to an exceptional standard
** CCTV, exterior lighting, and alarm system
** Electric Hörmann garage door and matching high-security entrance door- Ample off-road parking
** Stylish first-floor family bathroom, Superb south-facing rear garden extending to approximately 70 ft - Good-sized garage with direct access into the hallway

Porch
Entrance porch featuring a high-security Hörmann front door, providing a smart and reassuring entrance to the property, with access through to the welcoming L-shaped hallway.

Hall

A bright and welcoming L-shaped entrance hall featuring attractive wood-effect flooring, stylish oak internal doors,

modern column radiators and contemporary lighting. The hall provides access to the principal ground-floor rooms, with stairs rising to the first-floor landing.

Ground Floor Shower Room 7'7 x 6'11 (2.31m x 2.11m)

Ground-floor shower room fitted with a modern three-piece suite comprising a walk-in shower with glazed screen, concealed-cistern WC and wash basin set within a stylish vanity unit. Finished with contemporary wall tiling, decorative mosaic detailing, a large circular mirror and contrasting flooring.

Lounge 26'11 x 13 (8.20m x 3.96m)

An exceptionally spacious and beautifully presented main lounge, offering ample room for several large sofas and family entertaining. The room features a double-glazed window, large bi-folding doors opening directly onto the rear garden, attractive wood-effect flooring, contemporary column radiators and stylish feature lighting.

Kitchen Breakfast Room 19'4 max x 17'10 max (5.89m max x 5.44m max)

The stunning bespoke kitchen, dining and family room has been thoughtfully designed to create an exceptional space for everyday living and entertaining. Flooded with natural light, the room features an impressive bank of bi-folding doors with electrically operated blinds, opening seamlessly onto the rear garden and creating a wonderful connection between the indoor and outdoor spaces.
The contemporary kitchen is fitted with an extensive range of high-quality gloss units, including generous full-height storage, complemented by sleek quartz work surfaces and a substantial peninsula-style breakfast bar. Carefully positioned under-unit and plinth lighting adds to the stylish finish and creates an attractive ambience in the evenings.
An excellent range of premium appliances includes a five-ring Neff induction hob with extractor, a Neff double oven with one oven incorporating a microwave, a Neff dishwasher, integrated fridge and freezer, wine cooler and an Insinkerator waste-disposal unit. A one-and-a-half bowl sink with mixer tap completes the impressive workspace.
The spacious dining and family area comfortably accommodates a large dining table together with relaxed seating, making this the true heart of the home. Further features include contemporary flooring, inset ceiling spotlights and a stylish column radiator, with the entire room finished to an exceptional standard

Study / Second Lounge / Bedroom 11'10 x 12'1 (3.61m x 3.68m)

A versatile ground-floor reception room featuring a double-glazed bay window with stylish plantation shutters, providing plenty of natural light and an ideal position for a desk. Currently arranged as a study, the room could equally serve as a second lounge, playroom, guest bedroom or fifth bedroom, depending on the needs of the next own

Landing
A spacious and well-presented landing featuring fitted carpet, recessed ceiling lighting, a radiator and attractive oak internal doors providing access to all four bedrooms and the family bathroom. A loft hatch provides access to the roof space.

Bedroom One 17'7 x 13'4 (5.36m x 4.06m)

The impressive main bedroom is particularly spacious, with plenty of room for a large bed and additional furniture. A wide range of fitted wardrobes provides excellent storage, while plantation-style shutters create a smart, luxurious finish. The room also benefits from recessed lighting and its own contemporary en-suite shower room.

Ensuite

Bedroom Two 18'2 x 12'10 (5.54m x 3.91m)

Planatation Shutter blinds

Bedroom Three 13'5 x 12'10 (4.09m x 3.91m)

Very spacious and proportioned double bedroom, featuring an extensive range of fitted wardrobes, a double-glazed window with stylish plantation shutters, recessed ceiling lighting, fitted carpet and a radiator.

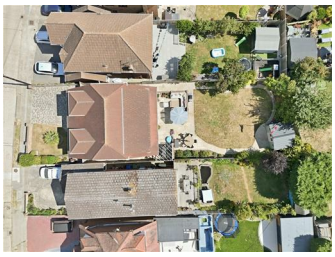
Bedroom Four 17'10 x 7'10 (5.44m x 2.39m)

Featuring a double-glazed window with stylish plantation shutters, recessed ceiling lighting, fitted carpet and a radiator.

Bathroom-

A beautifully appointed contemporary bathroom with a double-glazed window to the side elevation. The suite comprises a stylish freestanding bath with floor-mounted mixer tap and hand shower attachment, a separate walk-in shower enclosure with glazed screen, a low-level WC and a modern vanity unit incorporating a wash hand basin and useful storage.
Finished with tiled flooring, part-panelled walls, inset ceiling spotlights and a chrome heated towel rail, the room has the elegant feel of a top-class hotel bathroom

Garden 70' in length (21.34m in length)

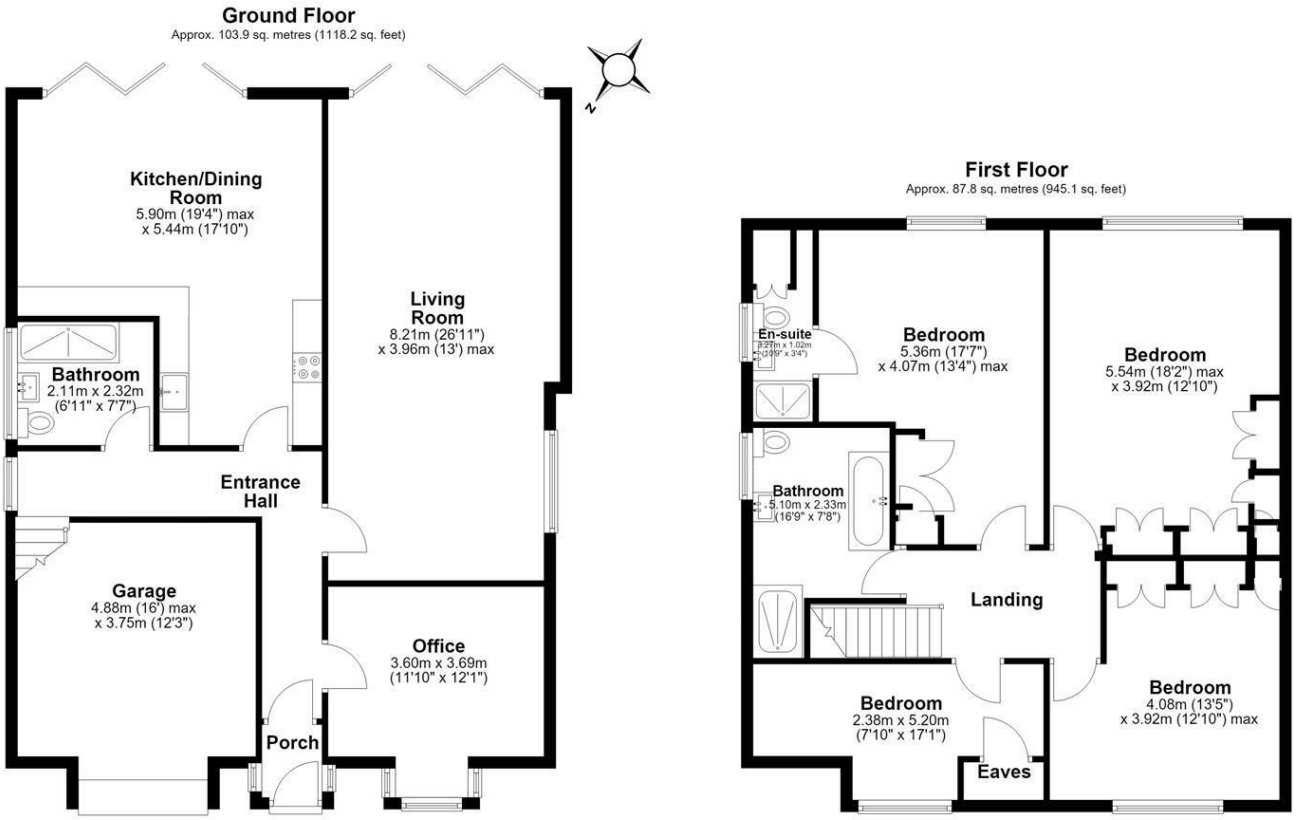


The impressive south-facing rear garden extends to approximately 70 ft and provides an excellent outdoor space for both relaxing and entertaining. A substantial paved terrace adjoins the property, offering plenty of room for outdoor dining and seating, with steps leading down to the generous lawn.
The garden is enclosed by fencing and enhanced by established trees, shrubs and planted borders, creating an attractive and private setting. Pathways run along both sides of the lawn, while a large timber shed/store positioned at the rear benefits from power and provides excellent storage or potential workshop space.

The Front

The property enjoys an attractive and well-maintained frontage, approached via a substantial block-paved driveway providing ample off-road parking. The smart rendered elevation is complemented by contrasting dark-framed windows and a contemporary Hörmann entrance door, while the integral garage features a matching quality electrically operated Hörmann door, offering both style and good security. A neatly arranged front garden with established planting and a low brick boundary wall completes the impressive approach

Garage 16 x 12'3 (4.88m x 3.73m)
A good-sized garage featuring a quality electrically operated Hörmann door, offering good security, ample parking and useful storage space. A personnel door provides convenient direct access into the entrance hall.



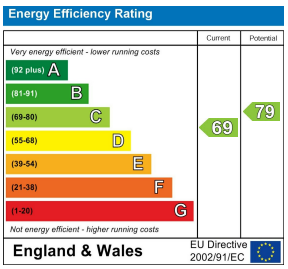
Total area: approx. 191.7 sq. metres (2063.3 sq. feet)

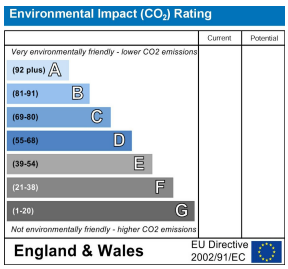
This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

© @modephotouk | www.modephoto.co.uk

Plan produced using PlanUp.

Maryland Avenue





Mierepresentation 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 intereded party should rely soley on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themsleves 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