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RICHARD
POYNTZ



**17, Harrow Road
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Asking Price £350,000**

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- ** Stunning four-bedroom semi-detached family home fronting onto the picturesque Canvey Lake
- ** Occupying a wider than average plot
- ** Maintained to the highest of standards throughout by the current owner
- ** Offering the potential of dual accommodation/annexe
- ** Superb high gloss fitted kitchen/breakfast room with various integrated appliances and feature Island unit
- ** Spacious lounge 18'1 x 10'
- ** Open plan conservatory 18'x 7'6
- ** Main ground-floor bedroom suite with dressing area and en-suite shower room with French doors leading onto the rear garden
- ** Three further bedrooms to the first floor
- ** First-floor bathroom
- ** Viewing strongly advised to avoid any disappointment

Entrance

The property is approached via a central UPVC entrance door with obscured double-glazed panel and matching obscure double-glazed windows to either side leading into the kitchen/breakfast room.

Kitchen/Breakfast Room 15'2 x 11'2 (4.62m x 3.40m)



Double glazed window to the front elevation and inset sink unit to square edge worksurfaces to two sides, extensive range of gloss finished units at base and eye level, feature Island unit with fitted electric hob with extractor and canopy over, breakfast bar area to one side, housing for an American style fridge freezer, fitted adjacent double oven, integrated washing machine and dishwasher, laminate wood flooring throughout, flat plastered ceiling with down lighting, radiator, stairs to one corner providing access to the first floor, lockable panelled door leading to the ensuit-shower room, part glazed door providing access to the lounge.



Lounge 18'1 x 10' (5.51m x 3.05m)



A superb sized room with laminate wood flooring continued, tv and power points, flat plastered ceiling, radiator, opening and arch leading onto the conservatory.





Conservatory 18' x 7'6 (5.49m x 2.29m)



An equally sized room with pitch and transparent roof, radiator, power points, laminate wood flooring continued, double glazed windows to the rear and side elevations with French doors leading directly onto the garden.

Ground Floor Master Bedroom Suite & Dressing Area 18'4 x 11'9 maximum measurements (5.59m x 3.58m maximum measurements)



UPVC double glazed French style doors and matching windows to the rear and leading directly onto the rear garden, matching double glazed windows to the front elevation, radiator, power points, access to the loft via hatch, flat plastered ceiling with down lighting, doorway to shower room.



Ground Floor Shower Room



Obscure double-glazed window to the front elevation, suite comprising low-level push flush wc, modern design wash hand basin inset into a vanity unit below, fully tiled shower with screening, flat plastered ceiling with down lighting, extractor fan, half ceramic tiling to the balance of walls, and as mentioned previously further lockable door from the kitchen.

First Floor Landing

Further access to the loft via hatch, flat plastered ceiling with down lighting, cupboard housing wall mounted boiler and storage, Oak finished doors leading to the accommodation.

Bedroom Two 11'8 x 8'6 (3.56m x 2.59m)



UPVC double glazed window to the front affording view over Canvey Lake, radiator, power points, flat plastered ceiling.

Bedroom Four 10'2 x 7'10 (3.10m x 2.39m)



UPVC double glazed window to the rear, radiator, power points, flat plastered ceiling.



Bedroom Three 11'5 x 9'6 (3.48m x 2.90m)



UPVC double glazed window to the rear elevation, radiator, flat plastered ceiling, power points.

Family Bathroom



Obscure double-glazed window to the front elevation, modern suite comprising of a low-level push flush wc, wash hand basin inset into vanity unit below, panelled bath with shower mixer taps and screening, flat plastered ceiling with spotlights, chrome heated towel rail.

Exterior

Rear Garden



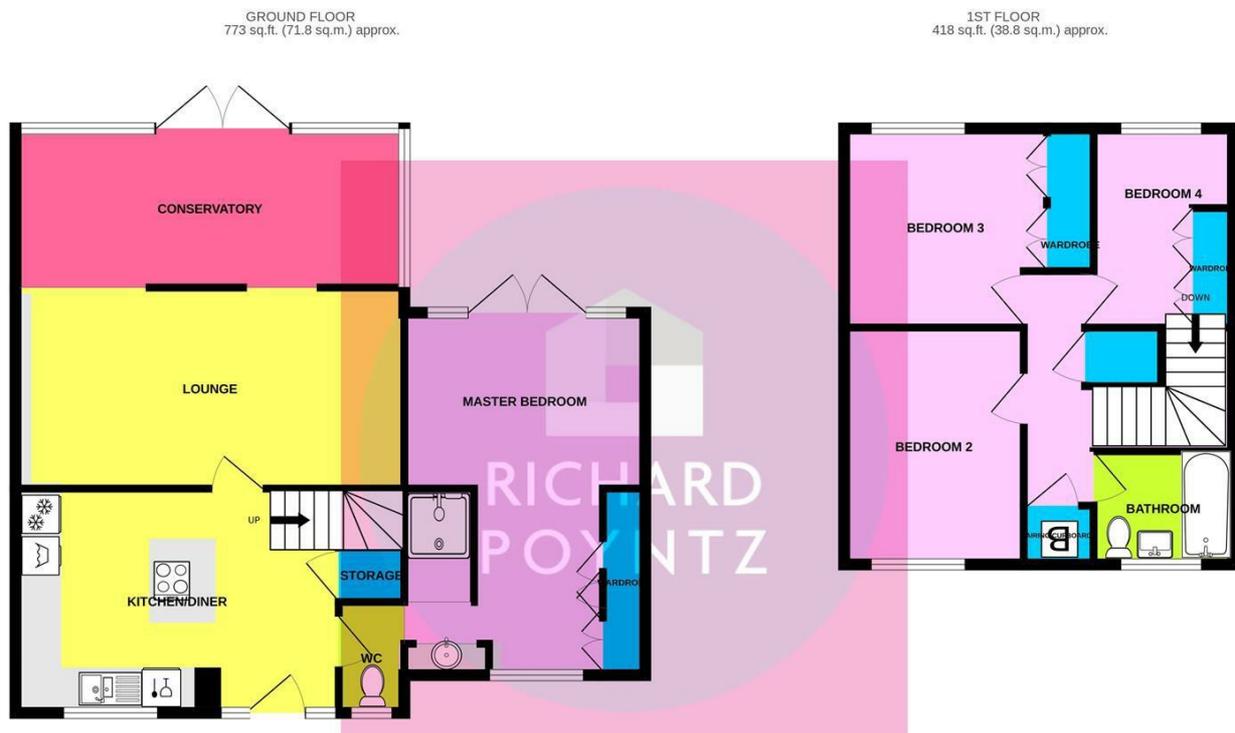
To the rear of the property extends a mainly paved patio garden with established shrubbery, fenced to boundaries, the patio extends to one side to make a lovely seating

area with further access to the storage shed to the side, side gate providing access.



Front Garden

As mentioned previously the property occupies a much wider-than-average frontage, with the front garden being a mixture of heavy shingle and laid to lawn, fenced to boundary, established shrubbery, external lighting.



TOTAL FLOOR AREA: 1190 sq.ft. (110.6 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.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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