

facebook.com/richardpoyntzandco

@RichardPoyntz

@richardpoyntz



RICHARD
POYNTZ



90 Smallgains Avenue Canvey Island, SS8 8LB Guide Price £360,000

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.



Key Features

Beautifully updated bungalow finished to a high standard throughout

Impressive open-plan kitchen/living area with:

Double oven

Induction hob

Integrated dishwasher

Wine cooler

Additional high-end appliances and fittings

Originally three bedrooms, now reconfigured to offer two generous double bedrooms

Superb main bedroom with its own ensuite shower room

Prime position fronting onto Smallgains and backing directly onto Smallgains playing fields

Peaceful open views yet within easy walking distance of local shops and amenities

Attractive south-facing, landscaped rear garden — ideal for relaxing or entertaining

Simply move in, unpack, and enjoy

Description

This beautifully improved bungalow offers a home you can step straight into without lifting so much as a paintbrush. The standout feature is the impressive open-plan kitchen and living area, fitted with a range of high-quality appliances — perfect for anyone who appreciates a well-designed, modern cooking space.

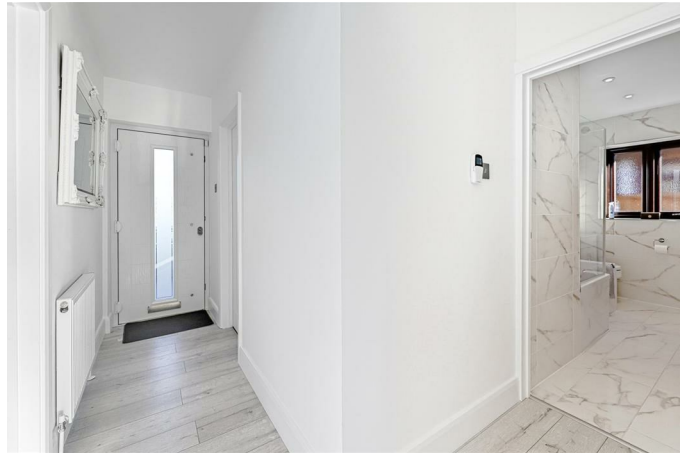
Formerly a three-bedroom layout, the property has been thoughtfully reconfigured to create two spacious double bedrooms, including a superb main bedroom with a stylish ensuite.

Its setting is truly special: the property fronts directly onto Smallgains and backs onto the playing fields, giving open views and a wonderful sense of space — something rarely found in this sought-after location. Despite the tranquil outlook, everyday conveniences are just a short stroll away.

To the rear, the south-facing garden has been attractively landscaped, providing a sunny and welcoming area to unwind or entertain.

A quality home, beautifully finished and exceptionally well positioned.

Hallway



A bright and welcoming entrance hall finished in neutral décor, featuring modern flooring and a part-glazed front door that allows natural light to flow through. The hallway provides access to the main accommodation, offering a clean and contemporary first impression of the home.

Open-plan kitchen/dining/living room 31'9" x 13'5" (9.68 x 4.09)



The property boasts a superb open-plan lounge/kitchen, redesigned and finished to an exceptional standard. The kitchen is fitted with high-end appliances, including a double oven, induction hob, wine cooler, and integrated dishwasher, all set within sleek cabinetry and a contemporary central island.

The space is bright and welcoming, benefitting from dual-aspect windows and French doors opening onto the garden, creating an excellent flow for everyday living and entertaining. The adjoining lounge area offers generous room for seating, with modern décor and plenty of natural light enhancing the overall sense of space.

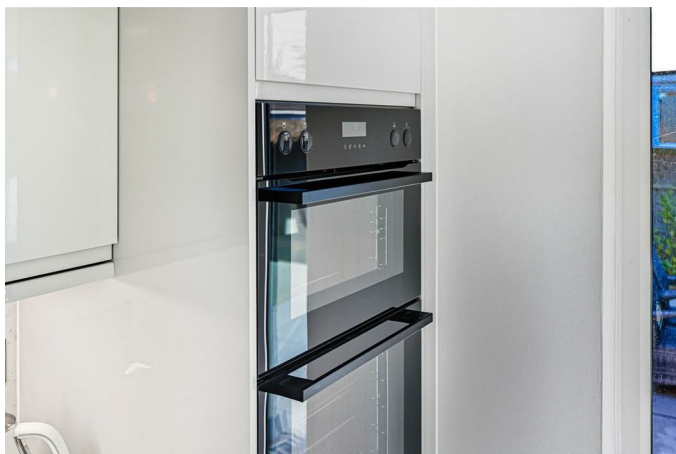




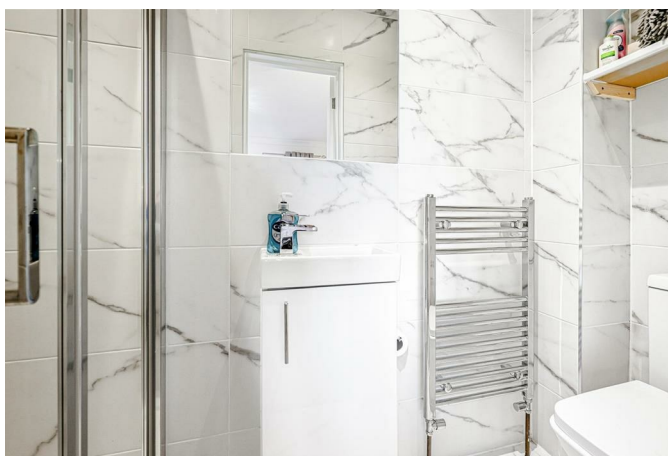
Bedroom One 13'4" x 13'4" (4.07 x 4.07)



A generous and beautifully presented main bedroom offering excellent space and a calm, neutral décor. The large bay-style window provides plenty of natural light and views across the rear aspect. The room easily accommodates a king-size bed and additional furniture, with soft carpeting and tasteful finishes creating a comfortable and inviting retreat.



Ensuite



A modern and well-finished ensuite comprising a shower enclosure, contemporary vanity unit with storage, chrome heated towel rail, and WC. Fully tiled in a stylish marble-effect design, the room offers a bright, clean and practical space adjoining the main bedroom.

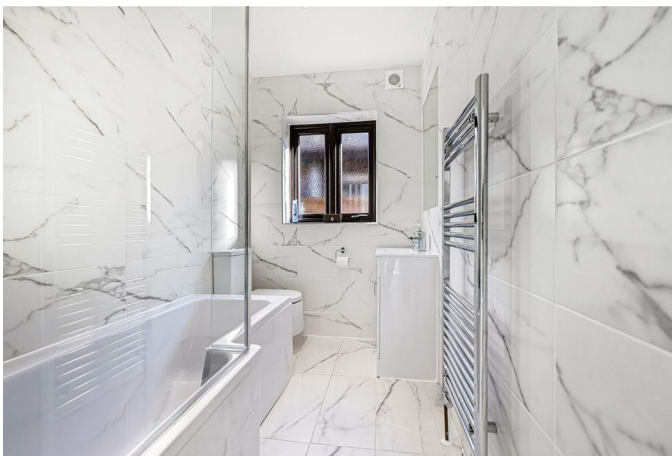
Bedroom Two 14'7" x 11'1" (4.47 x 3.4)



A well-presented double bedroom offering a bright and calming space, finished with soft décor and a feature wall. The room benefits from two windows providing plenty of natural light, quality fitted carpet, and ample space for freestanding furniture. A comfortable, inviting room ideal for guests or family.



Bathroom



A beautifully finished bathroom fitted with a modern white three-piece suite, including a panelled bath with glazed shower screen, vanity wash basin with storage, and WC. The room is fully tiled in an attractive marble-effect design, complemented by a chrome heated towel rail and frosted window for natural light and privacy. Clean, bright and contemporary.



Front



The property enjoys a highly desirable position fronting directly onto Smallgains, offering an open aspect rarely found in this location. The attractive frontage features a traditional gable detail and leaded-light windows, with a smart block-paved driveway providing off-street parking. Set within a quiet residential road and benefiting from its outlook across the green at the front, the home offers strong kerb appeal and an excellent sense of space from both aspects.





Garden



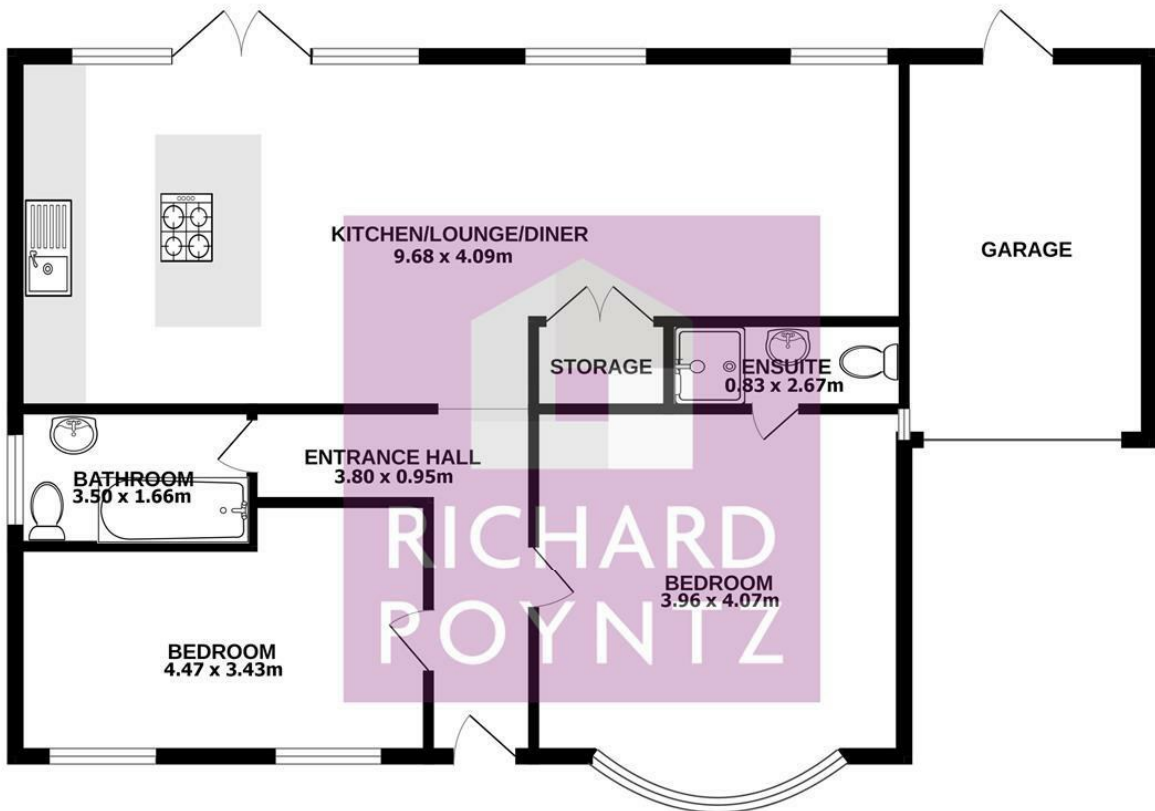
The property enjoys a landscaped, south-facing rear garden, offering an attractive and usable outdoor space. A neatly laid lawn is complemented by established planting to the borders, while a generous paved patio provides the ideal area for outdoor seating and entertaining. The garden is well enclosed, creating a private and sunny setting that can be enjoyed throughout the day.



Garage



GROUND FLOOR



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 ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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