



(plot 2) - 2a Elm Road



**RICHARD
POYNTZ**

**(plot 2) - 2a Elm Road
Canvey Island
Essex
SS8 7AW**

Asking Price £630,000



Richard Poyntz offers a large detached family home for sale, soon to be constructed. You can get involved now and have a considerable say in the finish of this property. The photos showcased here are of the neighbouring property recently completed by highly reputable builders, DR Bullock.

This prime location property is within a stone's throw of Canvey Island's town centre and walking distance of the seafront. The accommodation is versatile, with a square footage of approximately 2,357 sq. ft. The property comprises a spacious lounge, kitchen/dining/living area to the rear, utility room, ground floor cloakroom, and study.

On the middle floor, there are four large double bedrooms with two ensuite shower rooms and a family bathroom. On the top floor, there's a games room that can be converted into additional bedrooms. If you require further details, feel free to contact Richard Poyntz's office at 01268 699599



Hall

18'6 x 7'3 (5.64m x 2.21m)

Lounge / Kitchen / Dining

25'9 x 14'9 (7.85m x 4.50m)

Utility Room

10'6 x 5'2 (3.20m x 1.57m)

Reception Room

15'3 x 10'5 (4.65m x 3.18m)

Cloakroom

6'9 x 4'8 (2.06m x 1.42m)

Study

7'7 x 5'7 (2.31m x 1.70m)

Top Floor Bedroom / Games Room

17'3 x 18 (5.26m x 5.49m)

Top Floor Box Room / potential ensuite

9'6 x 7'3 (2.90m x 2.21m)

First Floor Landing

19'2 x 6'4 (5.84m x 1.93m)

Bedroom Two

15'4 x 12'9 (4.67m x 3.89m)

Ensuite

Bedroom Three

12'5 x 14'9 (3.78m x 4.50m)

Ensuite

Bedroom Four

15'3 r 9'4 x 14'9 (4.65m r 2.84m x 4.50m)

Bedroom Five

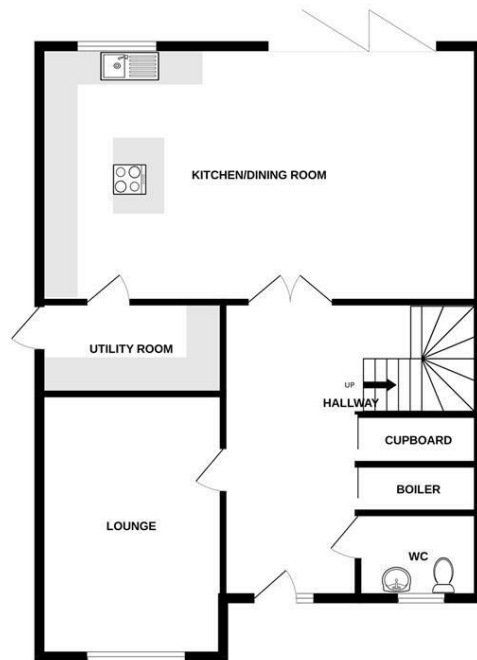
14'9 x 11'9 (4.50m x 3.58m)

Bathroom

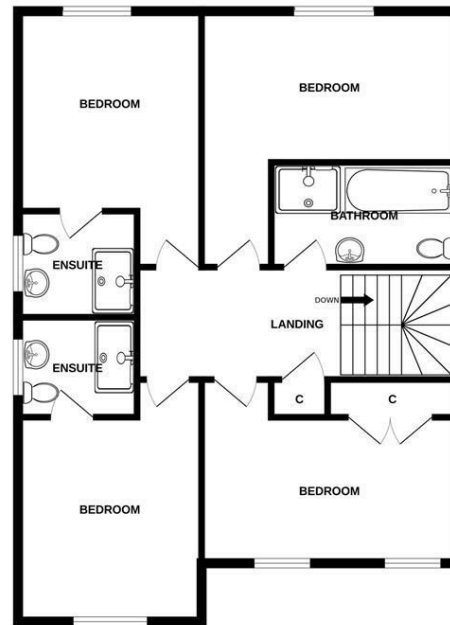
Kindly note that the images presented are intended to serve as a useful reference and are of a similar property built next door



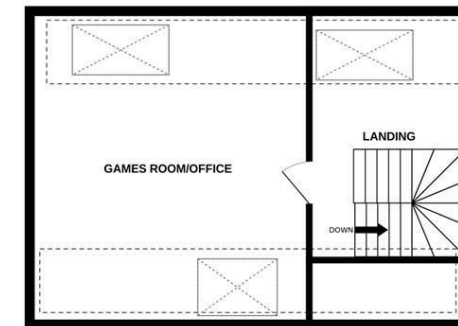
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: rp@richardpoyntz.com
Registered Office: Richard Poyntz & 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 • V.A.T No: 731 4287 45
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