5. Metz Avenue
RICHARD
POYNTZ

5. Metz Avenue
Canvey Island
Essex
SS8 9AX

£390,000

4 2 2

Impressively sized four-bedroom detached house located in a cul de sac location and with a south facing garden, offering a perfect blend of comfort and convenience. The property boasts a prime location, just a stone's throw from the town centre, ensuring that shops and local amenities are easily accessible.

Upon entering, you will find a spacious through lounge that invites relaxation, complemented by a separate dining room ideal for entertaining guests or enjoying family meals. The modern kitchen/breakfast room provides a delightful space for culinary pursuits, making it a joy to prepare meals and gather with loved ones.

With two shower rooms, this home caters to the needs of a growing family. The four generously sized double bedrooms offer ample space for rest and privacy, ensuring everyone has their own sanctuary.

One of the standout features of this property is the absence of an onward chain, allowing for a smoother transition into your new home. Whether you are a first-time buyer or looking for your next family home, this house presents an excellent opportunity to secure a lovely family residence in a sought-after area.

Hall
The property is approached via a central obscure double-glazed entrance door leading to the entrance hall with stairs to one side connecting to the first floor accommodation, radiator, power points, flat plastered ceiling with a door leading to an inner hall/storage area.

Inner Hall
Further obscure double-glazed window to the front elevation and a door leading to the wet room.

Lounge
20' x 14' (6.10m x 4.27m)
UPVC double-glazed window to the front with secondary glazing over, three radiators, parquet-style flooring, large double-glazed patio doors across the entire width of the rear of the property and leading onto the garden, power points, flat plastered ceiling, and electric storage radiator.

Separate Dining Room
12' x 11' (3.66m x 3.35m)
Modern UPVC double-glazed patio doors leading again onto the rear garden, flat plastered ceiling, two radiators, and wood flooring.

Kitchen/Breakfast Room
12'10 x 9'9 (3.91m x 2.97m)
A modern fitted kitchen with UPVC double-glazed window to the rear and glazed door providing access with one and a quarter stainless steel sink unit into a range of rolled edge work surfaces with extensively fitted cream units at base and eye level, four ring electric hob with fitted extractor over and double oven to the side, integrated slimline dishwasher, washing machine, fridge freezer and tumble drier to
remain, further matching storage/larder cupboard to the side, radiator, laiminate wood flooring, flat plastered ceiling, ceramic tiled splashback, power points and space for table and chairs. i

Ground Floor Wet Room
Obscure double-glazed window to the front elevation, suite comprising low-level flush wc, wall-mounted wash hand basin, fitted shower with curtain and screening plus drainage, radiator, extractor fan, part ceramic tiling to the walls.

First Floor Landing
Larger than average landing with double-glazed window to the rear and a double-glazed patio-style door leading onto a small balcony area, airing cupboard with further doors leading to the accommodation.

Bedroom One
13' x 12' (3.96m x 3.66m)
A particularly good-sized master bedroom with UPVC double-glazed window to the front elevation and secondary glazing over, radiator, power points, a range of original built-in wardrobes to one wall, further UPVC double-glazed window to the side elevation.

Bedroom Two
13' x 11' (3.96m x 3.35m)
UPVC double-glazed window to the front elevation, radiator, and power points.

Bedroom Three
11' x 10' (3.35m x 3.05m)
UPVC double-glazed window to the rear elevation, radiator, power points, built-in storage cupboards and twin sliding doors providing access as required to bedroom four.

Bedroom Four
10' x 9' (3.05m x 2.74m)
UPVC double-glazed window to the front elevation, radiator, and power points.

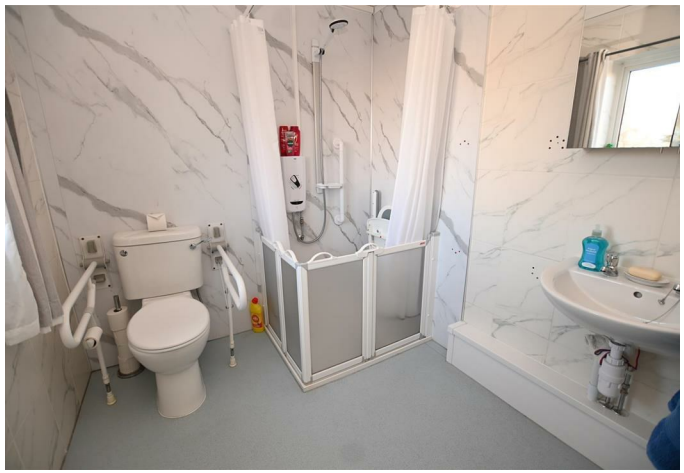
First Floor Shower Room
Small first-floor shower room with obscure double-glazed window to the side elevation, suite comprising a pedestal wash hand basin, low-level flush wc, tiled shower with curtain.

Exterior

Garage
Located to the side with a small workshop to the rear, with a wall-mounted boiler and an up-and-over door leading to the driveway.

Rear Garden
Being mainly laid to lawn and of an average size and south facing measuring aprox 25' in depth.

Front Garden
Being mainly laid to lawn with an established hedge and brick wall to the boundaries.



GROUND FLOOR
950 sq.ft. (88.3 sq.m.) approx.

1ST FLOOR
794 sq.ft. (73.7 sq.m.) approx.

TOTAL FLOOR AREA : 1744 sq.ft. (162.0 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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