18, Kamerwyk Avenue
RICHARD
POYNTZ

18, Kamerwyk Avenue
Canvey Island
SS8 8AU

Offers In Excess Of £400,000

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Situated within easy reach of Canvey Island Town Centre is this impressive and substantially extended three-bedroom detached family home, offering considerably more space than first appearances might suggest. The property also benefits from ample off-street parking and an oversized garage, making it an excellent choice for growing families.

The accommodation begins with a spacious central entrance hall, large enough to serve as an additional reception or study area. To one side is a generous through lounge/diner—an ideal space for relaxing and entertaining—with bi-folding doors opening directly onto the rear garden.

On the opposite side, a substantial inner hallway leads to a ground-floor shower room and a stunning fitted kitchen, complete with an integrated oven and hob. Upstairs, there are three well-proportioned bedrooms together with a convenient separate WC.

Offering generous and versatile accommodation in a convenient location, this is a home that genuinely needs to be viewed internally to appreciate its impressive size and potential.

Hall
10'11 x 9'6 (3.33m x 2.90m)
Double-glazed entrance door into a large hall/study area, stairs to first floor, opening through to an outer hall, opening through to the lounge, laminate flooring, coving to ceiling, radiator.

Lounge/Diner
25'8 at widest point x 14'7 (7.82m at widest point x 4.45m)
An impressive split-level lounge/diner offering excellent space for both relaxing and entertaining, with ample room for a dining table if required. Double-glazed windows to the front and rear provide plenty of natural light, while bi-folding doors open directly onto the garden, creating a wonderful connection between the indoor and outdoor spaces. Further features include radiators and coving to a flat plastered ceiling.

Kitchen
16'3 x 13' (4.95m x 3.96m)
A spacious and highly practical kitchen/breakfast room, enhanced by attractive patterned flooring and plenty of natural light from a double-glazed window to the front. Double-glazed French doors open directly onto the rear garden, creating an excellent flow for summer dining and entertaining. The kitchen is extensively fitted with a range of crisp white units and drawers at both base and eye level, complemented by generous work surfaces. Integrated cooking facilities include an inset hob with an oven beneath and extractor over, while space and plumbing are provided for a washing machine. There is ample room for a dining table, together with a large storage cupboard, a flat plastered ceiling and access to the loft.

Inner Lobby
That connects to the shower room and the kitchen, plus useful storage

Ground Floor Shower Room
A well-appointed shower room featuring an impressive double-width shower cubicle with tiled surrounds, glass enclosures and a wall-mounted shower. The suite is completed by a low-level WC, pedestal wash hand basin and heated towel rail. Further features include attractive flooring and an obscured double-glazed window to the front, providing natural light and privacy.

First Floor Landing
Double-glazed window to the front elevation, doors off to the three bedrooms and the cloakroom

Cloakroom
Double-glazed window to the rear elevation, space to put a shower in here if required, work surface with inset sink, low-level WC.

Bedroom One
14'1 x 12'6 (4.29m x 3.81m)
A good-sized through room, double-glazed to front and rear elevations, two radiators, wallpaper decor.

Bedroom Two
13'8 x 10'1 (4.17m x 3.07m)
Double-glazed window to the rear elevation, laminate flooring, radiator.

Bedroom Three
10'6 x 8'4 (3.20m x 2.54m)
Double-glazed window to front elevation, laminate flooring, storage cupboard, access to loft

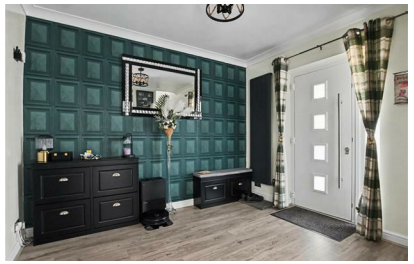
Exterior

Front Garden
Ample off-street parking, connecting to the garage, side access to the garden

Garage
26'1 x 8'5 (7.95m x 2.57m)
A good-sized double-length garage, double-glazed door opening onto the garden, electric roller door.

Rear Garden
Wider than average garden, fenced to the boundaries, shed, lawned area with the remainder being enclosed by decking, access to the garage.

Agents Note
The boiler, we understand, is three months old with new radiators - the shed/external cabin has recently been redone, USB ports in the lounge, kitchen, and bedroom one



GROUND FLOOR
879 sq.ft. (81.7 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.

TOTAL FLOOR AREA: 1289 sq.ft. (119.7 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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