# 5a. Zider Pass

RICHARD POYNTZ

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# Canvey Island
# SS8 7QJ

## £325,000

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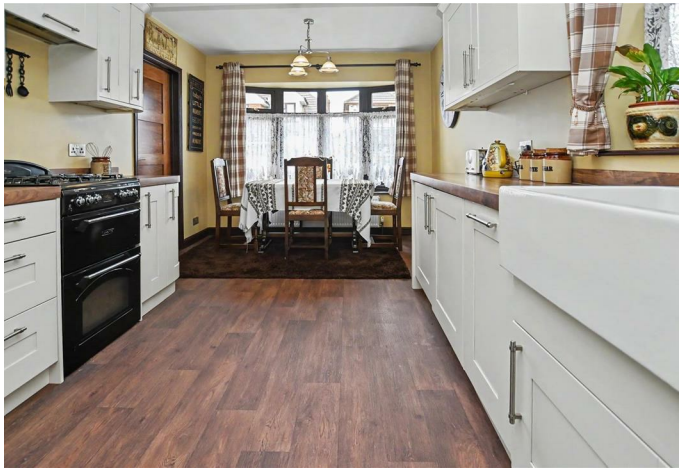
Nestled in the charming Zider Pass on Canvey Island, this delightful three-bedroom semi-detached chalet offers a perfect blend of comfort and convenience. Just a short stroll from the Island Yacht Club, local bus routes, and a small parade of shops, this property is ideally situated for both leisure and daily needs. Families will appreciate the proximity to Leigh Beck Infant and Junior School, making school runs a breeze. Upon entering, you are welcomed by a porch that leads into a spacious hallway, setting the tone for the generous living spaces that follow. The ground floor features a well-appointed cloakroom and a good-sized lounge, perfect for relaxation and entertaining. The highlight of the home is undoubtedly the expansive modern kitchen-diner, which boasts an internal door leading to the garage. This garage presents an exciting opportunity for potential conversion, subject to planning permission, allowing you to tailor the space to your needs.

The first floor reveals a spacious landing that leads to three generously sized bedrooms, providing ample room for family or guests. A stunning shower room completes this level, offering a contemporary touch to the home. Outside, the property benefits from a hardstanding drive that provides off-street parking, leading to the garage. The rear garden is larger than average, featuring a good-sized shed, a charming pergola, decking, and a lawned area, making it an ideal space for outdoor gatherings or quiet relaxation.

With UPVC double glazing and gas-fired central heating via a combination boiler, this home is both energy-efficient and comfortable. Offered with no onward chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to view this wonderful family home in a sought-after location.



**Porch**
UPVC entrance door to front elevation with obscure double-glazed insets, providing access to the porch with a textured ceiling, UPVC door features obscure double-glazed insets to the rear, providing access to the garden, radiator, carpet, and a wooden door with glazed insets, giving access to the hallway.

**Hall**
Textured ceiling, radiator, stairs to the first floor, and doors to the ground floor accommodation.

**Lounge**
13'8 x 11'3 (4.17m x 3.43m)
Excellent-sized lounge with a coved flat plastered ceiling, UPVC double-glazed French-style doors to rear elevation giving access to garden and UPVC double-glazed windows on either side, wallpaper decoration, feature brick fireplace with wood mantle and shelving areas on either side, radiator, carpet.

**Cloakroom**
Textured ceiling, obscured UPVC double-glazed window to rear elevation, wall-mounted combination boiler, vinyl floor covering, two-piece white suite comprising push flush wc, sink with chrome mixer taps into vanity cupboard with tiled splashback.

**Kitchen/Diner**
16'1 x 9'8 (4.90m x 2.95m)
Flat plastered ceiling, large UPVC double glazed bay window to the front elevation plus UPVC double glazed window to the side elevation, internal wood door giving access to the garage, modern units at base and eye level with matching drawers and chrome handles, square edge worksurfaces overcomplimentary matching upstand , incorporating ceramic butler style sink with chrome mixer taps, space for cooker with extractor over, built in fridge separate freezer, slimline dishwasher and washing machine, large pantry cupboard, vinyl floor covering.

**First Floor Landing**
Spacious landing with textured ceiling, doors off to first-floor accommodation, carpet.

**Bedroom One**
11'9 x 11'7 (3.58m x 3.53m)
A good-sized double bedroom with coved flat plastered ceiling, UPVC double-glazed window to rear elevation, radiator, attractive feature wallpaper decoration to one wall, and carpet.

**Bedroom Two**
15'5 maximum x 9'8 (4.70m maximum x 2.95m)
A further good-sized double bedroom with a flat plastered ceiling, UPVC double-glazed window to front elevation, built-in cupboard, radiator, wallpaper decoration, and carpet.

**Bedroom Three**
8'9 x 7'9 (2.67m x 2.36m)
Coved flat plastered ceiling, UPVC double-glazed window to the front elevation, radiator, wallpaper decoration, and carpet.

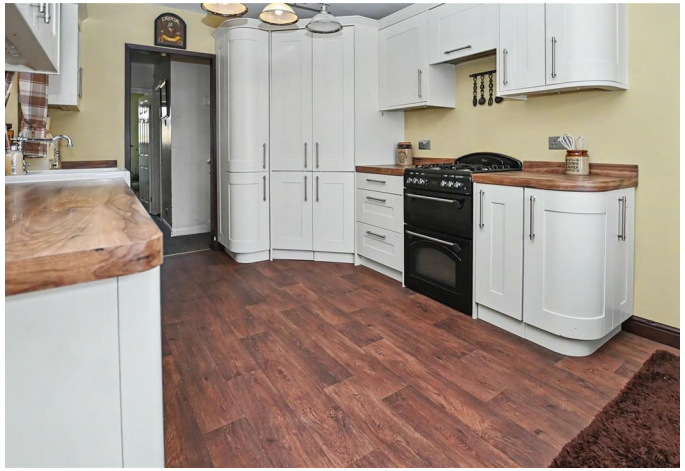
**First Floor Shower Room**
Stunning room with flat plastered ceiling, obscured UPVC double-glazed window to rear elevation, feature radiator, vinyl floor covering, modern three-piece white shower room suite comprising push flush wc, sink with chrome mixer taps into a good-sized vanity unit, large double shower tray with glass sliding door and screen, wall-mounted chrome shower with waterproof panelling.

**Exterior**

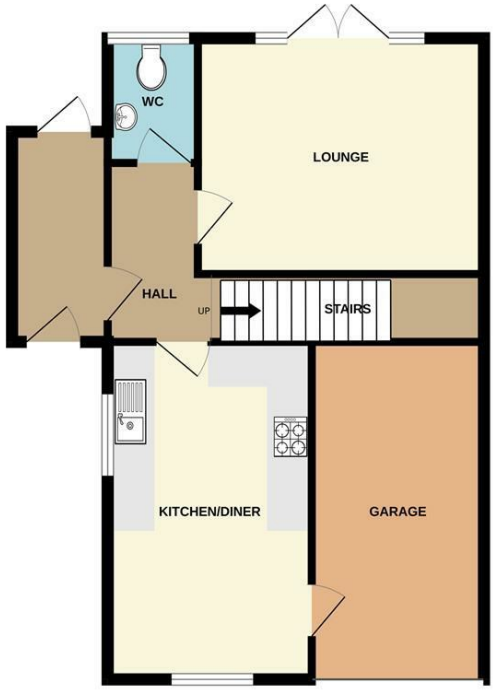
**Rear Garden**
A larger than average rear garden which commences with a crazy paved patio area, raised decked area with pergola, shed to remain with power connected, remainder of the garden is lawned with various bedded areas for plants, shrubs and trees, fenced to boundaries.

**Front Garden**
Hardstanding driveway leading to the garage with a slightly raised bedded area with various shrubs, fencing to one boundary, step up to the entrance door.

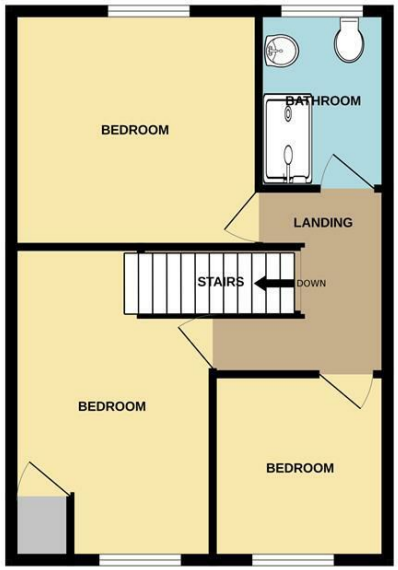
**Garage**
Double Opening doors with power and light connected .



GROUND FLOOR




1ST FLOOR

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Tel No: 01268 **699 599** | Fax: 01268 699 080 | Email: rp@**richard**poyntz.**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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