



30. Northfalls Road



30. Northfalls Road Canvey Island Essex SS8 7QG

£390,000



Charming Three/Four Bedroom Character Home Close to the Seawall – No Onward Chain

Situated just a few houses from the seawall in one of the area's most desirable locations, this charming character property offers spacious and versatile accommodation, making it ideal for a variety of buyers.

Retaining much of its original character whilst benefiting from a modern fitted kitchen and gas central heating, the property provides a wonderful blend of traditional charm and practical family living.

The accommodation commences with a welcoming lounge to the front of the property, whilst a second reception room leads through to a ground floor shower room and conservatory overlooking the garden. Also on the ground floor is a versatile fourth bedroom or study, which enjoys direct access to the rear garden.

To the first floor, the property boasts a particularly generous principal bedroom with en-suite shower room, together with two further bedrooms.

Externally, the property enjoys a lovely position within easy walking distance of the seawall and surrounding amenities.

Offered with no onward chain, this delightful home provides flexible accommodation in a highly sought-after location and must be viewed to be fully appreciated.



Porch

Double-glazed entrance door into the porch, double-glazed window to the side elevation, and a further door connecting to the kitchen.

Kitchen

11'4 x 7'8 (3.45m x 2.34m)

Double-glazed window to the side elevation, a good-sized kitchen leading to the lounge to one side and an additional lounge/reception room to the rear elevation, modern white range of shaker style units and drawers at base level with work surfaces, and an inset stainless steel sink, an inset ceramic hob with oven under, tiling to splashbacks, matching units at eye level.

Lounge

13'10 x 9'10 (4.22m x 3.00m)

Double-glazed window to the front elevation, fitted carpet, and access to outer hall

Outer Hall

Stairs connecting to the first floor, plus access to an additional reception room or bedroom.

Second Reception Room

13'4 x 7'8 (4.06m x 2.34m)

Off the kitchen, radiator, double-glazed French doors open onto a conservatory, coving to the ceiling, access to a shower room and conservatory.

Conservatory

12'11 x 6'1 (3.94m x 1.85m)

Double-glazed windows to three elevations, radiator, double-glazed door which opens onto the garden.

Shower Room

Off the second reception room, window to the rear elevation, tiling to walls in ceramics, chrome-mounted towel rail, low level wc, pedestal wash hand basin, and shower cubicle.

Fourth Bedroom/Additional Reception

13'6 x 9' (4.11m x 2.74m)

Double-glazed door to the side elevation, double-glazed window to the rear elevation

First Floor Landing

Doors off to three first-floor bedrooms,

Bedroom One

18'10 x 13'11 (5.74m x 4.24m)

A good-sized main bedroom, two double-glazed windows to the front elevation.

En-Suite

Window to the rear elevation, suite comprising pedestal wash hand basin, low level wc and shower cubicle.

Bedroom Two

8'11 x 7'8 (2.72m x 2.34m)

Double-glazed window to the front elevation, radiator.

Bedroom Three

8'8 x 6'2 (2.64m x 1.88m)

Double glazed window to the rear elevation, radiator.

Exterior

Rear Garden

Occupies a wider than average plot with fencing to boundaries and a variety of shrubbery.

Front Garden

Off street parking to the front

Garage



GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 1119 sq.ft. (104.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint 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 Interopt 02/20

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



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
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.

