



facebook.com/richardpoyntzandco



@RichardPoyntz



@richardpoyntz



**RICHARD
POYNTZ**



17, Primrose Close Canvey Island, SS8 9YW £475,000



Tel No: 01268 699 599 | Fax: 01268 699 080 | james@richardpoyntz.com
Registered Office: Richard Poyntz and 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 | VAT 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.



This attractive link-detached family home offers a perfect blend of comfort and modern living. With four well-proportioned bedrooms, this residence is ideal for families seeking space and convenience.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the stunning kitchen and dining room, designed to cater to both culinary enthusiasts and family gatherings. The spacious lounge, located at the rear of the property, features elegant bi-fold doors that seamlessly connect the indoor space with the outdoor southerly gardens, creating a bright and airy atmosphere.

The property boasts well-appointed and luxurious four-piece bathroom that adds a touch of opulence to your daily routine., with an En-suite to Bedroom one also.

Conveniently situated, this home is just a short distance from local shops, schools, and Benfleet train station, making it an excellent choice for those who value accessibility and community.

This delightful family home is not just a place to live, but a space to create lasting memories. With its modern features and prime location, it is sure to attract interest from discerning buyers. Don't miss the opportunity to make this wonderful property your own.

**** Attractive Four/Five Bedroom Family Home situated in a cul-de sac location and providing good access from and to the island, along with Benfleet Railway Station located close by, Morrisons local, and Infant & Junior Schools all within walking distance**

**** Spacious Lounge across the width of the rear of the property with double glazed bi-folding doors**

**** Superb open plan Kitchen/Diner with various integrated appliances**

**** Ground Floor Cloakroom**

**** Four Piece Bathroom**

**** Four well-proportioned Bedrooms with two of the bedrooms benefiting from air conditioning and en-suite to bedroom one**

**** Raised decks and artificial lawn Southerly facing rear garden**

**** Off Street Parking to the front**

Entrance Hall



Composite entrance door with obscured double glazed panels leading to a good-sized entrance hall with laminate wood flooring, radiator with cover, stairs connecting to the first floor accommodation, coved flat plastered ceiling, panelled doors leading to the accommodation.

Ground Floor Cloakroom



Obscured double glazed window to the side elevation, white suite comprising low level push flush wc, wash hand basin inset to a vanity unit below, radiator, half ceramic tiling to the walls, downlighting, and flat plastered ceiling.

Kitchen/Diner 21'9 x 10'3 maximum (6.63m x 3.12m maximum)



A stunning room with UPVC double-glazed window to the front elevation and a further double glazed window to the

side elevation with a half obscured door providing access, one and a quarter stainless steel sink unit inset to an extensive range of worksurfaces, grey finished units at base and eye level to three sides, electric inset hob with stainless steel back plate and fitted extractor canopy over and double oven to the side, integrated fridge freezer, washing machine and dishwasher, wall mounted concealed boiler, coved and flat plastered ceiling, downlighting to the kitchen area, laminate flooring, radiator and ample space for six seater table and chairs, square arch leading to the lounge.



Lounge 21'5 x 15' maximum measurement (6.53m x 4.57m maximum measurement)



A superb-sized room with a double-glazed window to the

rear elevation and double-glazed bi-folding doors leading directly onto the rear garden, two radiators, coved and flat plastered ceiling, laminate wood flooring, media wall with TV and various points, provision for wall lights.

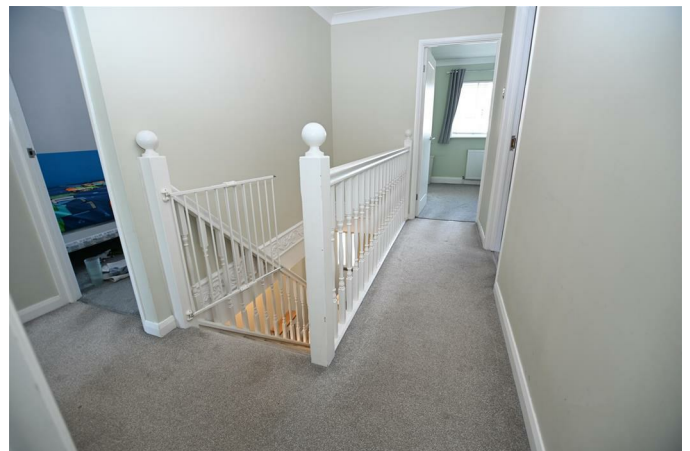


Office/Optional Ground Floor Bedroom Five 18'8 x 7'3 (5.69m x 2.21m)



Double glazed window to the front and rear elevation, power points, flat plastered ceiling with downlighting.

First Floor Landing



Coved and flat plastered ceiling, access to loft via hatch, panelled doors leading to the accommodation.

Bedroom One 13'9 x 12'7 (4.19m x 3.84m)



UPVC double glazed window to the rear elevation, radiator, power points, coved and flat plastered ceiling, fitted air conditioning unit, range of fitted wardrobes to one wall.

Bedroom Two 13'1 x 9'4 (3.99m x 2.84m)



UPVC double glazed window to the front elevation, radiator, power points, coved and flat plastered ceiling, door to airing cupboard housing hot water cylinder and shelving, fitted air conditioning.



Bedroom Three 14'3 x 7'3 (4.34m x 2.21m)



En-Suite



Modern suite comprising a low-level push flush wc, wash hand basin into vanity unit below, fully tiled shower and screening, obscured double glazed window to the side elevation, chrome heated towel rail and flat plastered ceiling.

UPVC double glazed window to the rear elevation, radiator, power points, coved to flat plastered ceiling.

Bedroom Four 13'5 x 7'3 (4.09m x 2.21m)



UPVC double glazed window to the front, radiator, power points, coved and flat plastered ceiling.

Family Bathroom



Modern fitted white suite bathroom comprising a low-level push flush wc, wash hand basin inset into a vanity unit below, rolled top style panelled bath, separate fully tiled shower with screening, half ceramic tiling to the balance of walls, chrome heated towel rail, extractor, flat plastered ceiling with downlighting.



Front Garden

Being mainly hardstanding for off-street parking for two vehicles

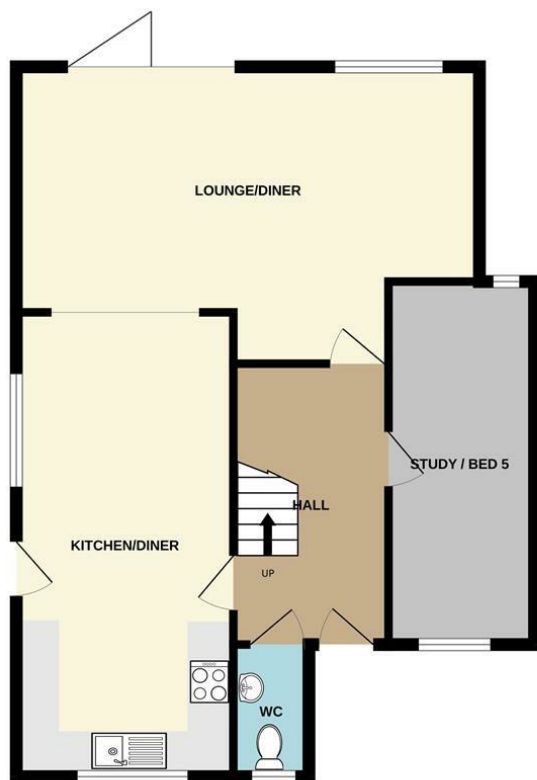
Exterior

Rear Garden

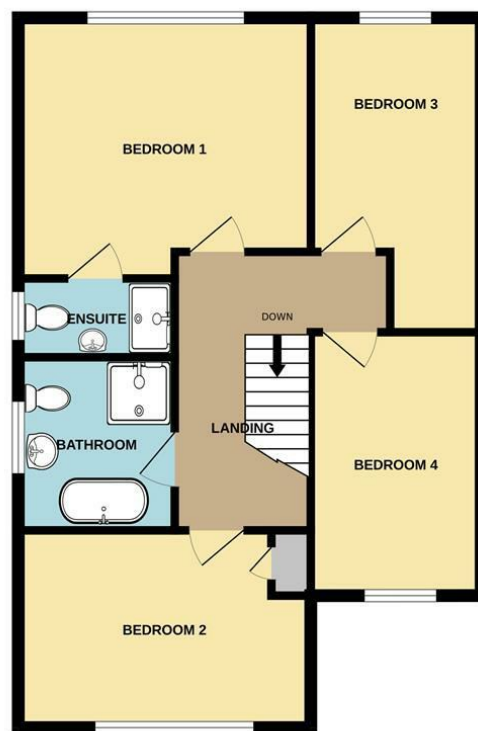


To the rear of the property extends a Southerly facing rear garden commencing with a raised deck seating area, with the balance being artificial lawned with established raised shrubbery borders, external lighting, external tap and external power, side pathway and gate providing access to the front of the property.

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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