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RICHARD  
POYNTZ



## 32 Papenburg Road Canvey Island, SS8 9PW £475,000

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- \*\* Attractive style four bedroom detached house
- \*\* Situated in the ever popular Castle View Development, short distance to Benfleet train station
- \*\* Conservatory
- \*\* Good access on and off Canvey Island
- \*\* Spacious living accommodation throughout with four superb sized double bedrooms
- \*\* Superb sized lounge
- \*\* En-suite shower room
- \*\* Family bathroom
- \*\* Modern Kitchen/Diner
- \*\* Garage with off street parking

## Hall



Composite entrance door with an obscure double glazed window giving access to hallway covered textured ceiling, dado rail with attractive half wall paper decoration under, doors off to lounge, kitchen and cloakroom, spindled staircase to first-floor accommodation with good sized store cupboard under.

## Cloakroom



Textured ceiling with obscured UPVC double glazed window to the side, radiator, dado rail, modern two piece white suite comprising lever handled wc, pedestal wash hand basin with chrome taps, wood flooring.

## Lounge 19'2 max into bay x 13'4 (5.84m max into bay x 4.06m)



Superb sized lounge which has flat plastered ceiling, two ceiling roses, picture rail, UPVC double glazed bay window to front, obscure double glazed window to side, two radiators one of which is covered, feature fire surround with marble backing and hearth, fitted gas fire, wood flooring.

## Kitchen/Diner 21'9 x 11'8 (6.63m x 3.56m)



Outstanding sized room, coved with flat plaster to ceiling, opening to conservatory, UPVC double glazed window to rear plus composite styled door to side with obscured double glazed inset, radiator, modern white gloss units at base and eye level with matching drawers all with chrome handles, roll top work surfaces over. One-and-a-quarter white enamelled sink with chrome mixer taps, built-in base level oven with separate electric hob with extractor over, plumbing for washing machine, fridge freezer (we understand to remain), integral in dishwasher, part carpet in the kitchen area, laminate flooring to the kitchen dining area

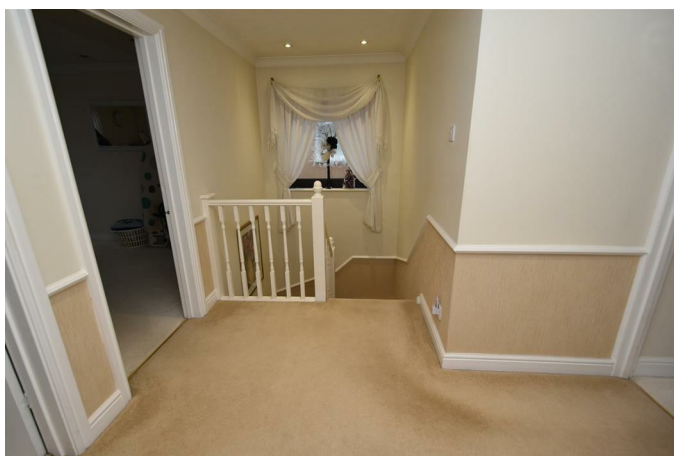


### Conservatory 9'10 x 8'11 (3.00m x 2.72m)



Glass pitched roof with UPVC double glazed windows to various aspects, plus UPVC double glazed double opening doors giving access to the garden, wood flooring.

### Landing



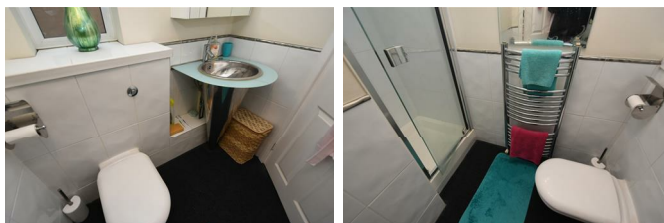
Coved textured ceiling with inset spotlights, loft hatch with access to loft, obscure UPVC double glazed window to side, door to airing cupboard which houses cylinder, doors off to the remainder of the accommodation, carpet.

### Bedroom One 13' x 10'9 (3.96m x 3.28m)



Superb sized double bedroom with coved textured ceiling, UPVC double glazed window to front, radiator, door to en-suite shower room, carpet.

### En-Suite Shower Room



Flat plastered ceiling, obscured UPVC double glazed window to side, attractive part tiling to walls, chrome heated towel rail, carpet to floor, modern three piece suite comprising of floating effect push wc, modern stainless steel sink with glass surround with chrome mixer taps, large shower tray with glass door and wall mounted chrome shower.

### Bedroom Two 11'9 x 10' to face of wardrobe (3.58m x 3.05m to face of wardrobe)



A further good-sized double bedroom with coved textured ceiling, UPVC double glazed window to the rear, radiator, built-in wardrobes, carpet.

### Bedroom Three 11'8 x 9'4 (3.56m x 2.84m)



Further good sized bedroom, coved textured ceiling, UPVC double glazed window to rear, carpet.

**Bedroom Four 12'2 x 8'8 to face of wardrobes (3.71m x 2.64m to face of wardrobes)**



Further good sized double bedroom, coved textured ceiling, UPVC double glazed window to front, built-in wardrobes, carpet

**Family Bathroom**



Flat plastered ceiling, obscured UPVC double glazed window to side, tiling to walls and to floor, chrome heated towel rail, modern three piece white suite providing push flush wc, paneled bath with chrome mixer taps and separate wall mounted chrome shower over bath, pedestal wash hand basin with chrome mixer taps

**Exterior**

**Front Garden**

Hardstanding driveway providing off street parking, lawned area with tree.

**Rear Garden**



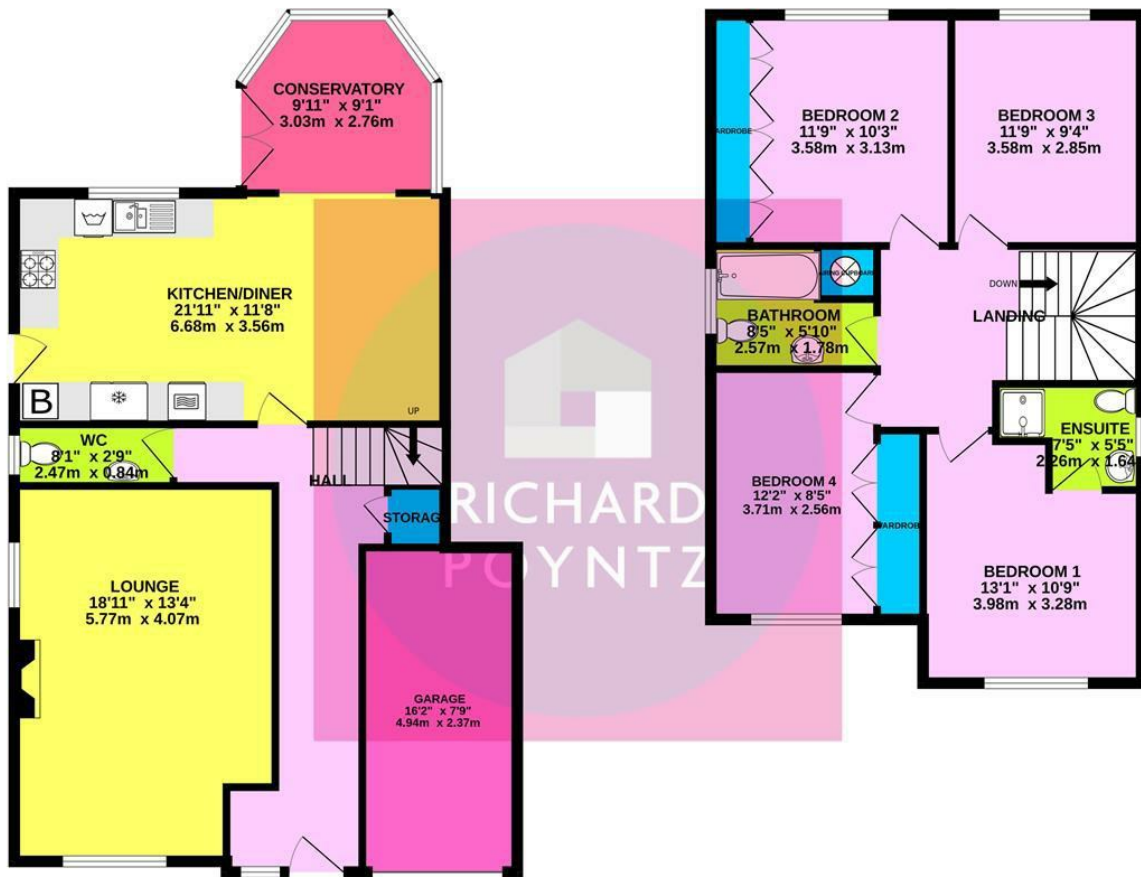
Commences block paved patio area, further shingled patio area, remainder laid to lawns, with raised railway sleepers for bedding to one border, the rest of the borders have bedding for plants/shrubs etc, fenced to boundaries, outside tap and gate to side of property

**Garage**

Up and over door with power and light connected.

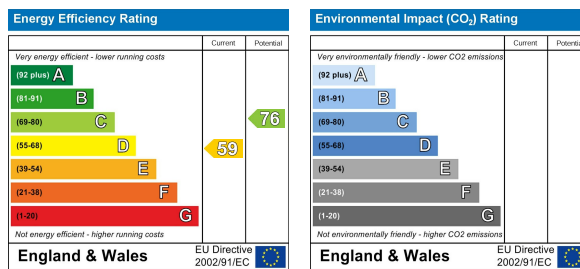
GROUND FLOOR  
889 sq.ft. (82.6 sq.m.) approx.

1ST FLOOR  
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 1599 sq.ft. (148.5 sq.m.) approx.

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