



3.. Genk Close



RICHARD  
POYNTZ



### 3.. Genk Close Canvey Island SS8 9UY

£335,000



Nestled in the desirable location of Genk Close on Canvey Island, this charming three-bedroom end terrace house offers an excellent opportunity for families and individuals alike. Positioned on a corner plot, the property benefits from off-street parking and is conveniently close to the town centre, bus routes, and local schools, making it an ideal choice for those seeking accessibility and community. Upon entering, you are welcomed by a spacious hallway that features two good-sized storage cupboards, providing ample space for your belongings. The well-appointed fitted kitchen is perfect for culinary enthusiasts, while the ground-floor cloakroom adds to the practicality of the home. The generous lounge is a highlight, offering a comfortable space for relaxation and entertainment, and it seamlessly flows into a modern UPVC double-glazed conservatory, which invites natural light and extends your living area.

Venturing to the first floor, you will find a landing that also includes additional storage cupboards. This level boasts a contemporary three-piece family bathroom and three well-proportioned bedrooms, each providing a peaceful retreat for rest and rejuvenation. The rear garden is a delightful feature of the property, offering a nice-sized outdoor space that includes both decked areas and a lawn, perfect for family gatherings or quiet evenings. A charming pergola adds character and provides a lovely spot for outdoor dining or relaxation.

With gas-fired central heating and UPVC double-glazed windows and doors throughout, this home combines comfort with modern living. This property is not just a house; it is a wonderful place to create lasting memories. Don't miss the chance to make it your own.



#### Hallway

UPVC entrance door to the front with obscure double-glazed insets giving access to a spacious hallway which has a coved flat plastered ceiling, radiator, wallpaper decoration, and doors off to the accommodation and two store cupboards, wood laminate flooring.

#### Ground Floor Cloakroom

Coved flat plastered ceiling, obscured UPVC double-glazed window to the front elevation, attractive tiling to walls, wood laminate flooring, modern two-piece white suite comprising sink with chrome mixer taps and inset into a vanity unit, close-coupled lever handle wc.

#### Lounge

17' x 12'7 (5.18m x 3.84m)

Excellent-sized lounge with a coved flat plastered ceiling and



ceiling rose, UPVC double-glazed French doors to the rear elevation giving access to the garden, opening to the conservatory, stairs to the first floor accommodation, radiator, wood laminate flooring.

#### Conservatory

9'7 x 7'5 (2.92m x 2.26m)

Excellent addition to the property, which has a pitched obscure double-glazed roof, UPVC double-glazed windows to three aspects, a radiator, and wood laminate flooring.

#### Kitchen

10'8 x 9'4 (3.25m x 2.84m)

Coved textured ceiling, UPVC double-glazed window to front elevation, tiling to splashback areas, built-in store cupboard, vinyl floor covering, light wood units at base and eye level with matching drawers and all with chrome handles, roll top worksurfaces over





with complementary upstand incorporating four-ring gas hob with oven under and extractor over, stainless steel sink and drainer with chrome mixer taps, plumbing for washing machine, space for upright fridge freezer.

### First Floor Landing

Coved textured ceiling, loft hatch, doors off to the accommodation and store cupboards, carpet

### Bedroom One

12'9 x 9'7 (3.89m x 2.92m)

Excellent-sized double bedroom with a textured ceiling, UPVC double-glazed window to the rear elevation, radiator, and carpet.

### Bedroom Two

13'9 into bay x 9'7 (4.19m into bay x 2.92m)

Again, a further good-sized double bedroom which has a textured ceiling, UPVC box bay window to the front elevation, radiator, and carpet.

### Bedroom Three

9'3 x 7'1 (2.82m x 2.16m)

A further good-sized bedroom with a textured ceiling, UPVC double-glazed window to the rear elevation, radiator, and carpet.

### Bathroom

Textured ceiling, UPVC obscure double-glazed window to the front elevation, radiator, waterproof panelling to the walls, wood laminate flooring, modern three-piece white suite comprising a push flush wc, pedestal wash hand basin with chrome taps, panelled bath with chrome taps, bi-folding shower screen, wall-mounted shower over bath.

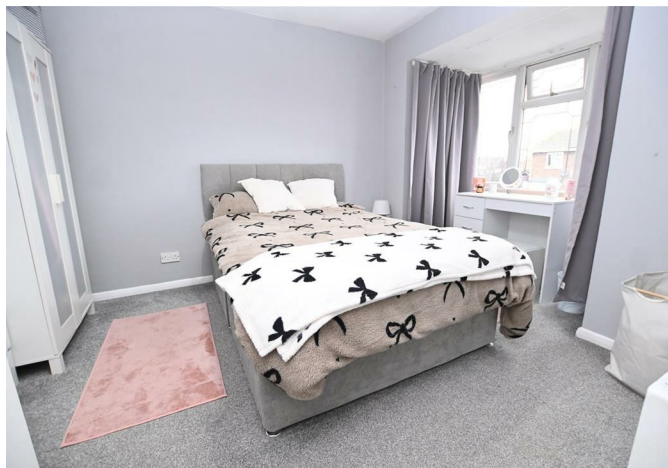
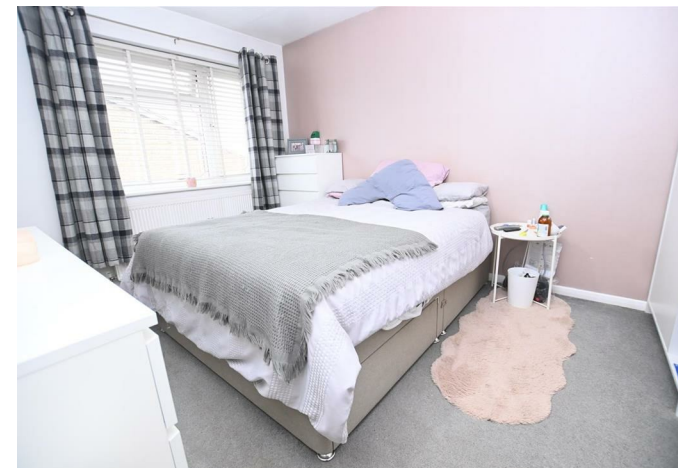
### Exterior

#### Rear Garden

Commencing with a raised decked area with a step down to the lawn, stepping stones and a block paved pathway leading to a further raised decked area, a hardstanding area with a Pagoda over, fencing to boundaries, a gate to the side, and a further gate giving access to the front of the property, outside tap.

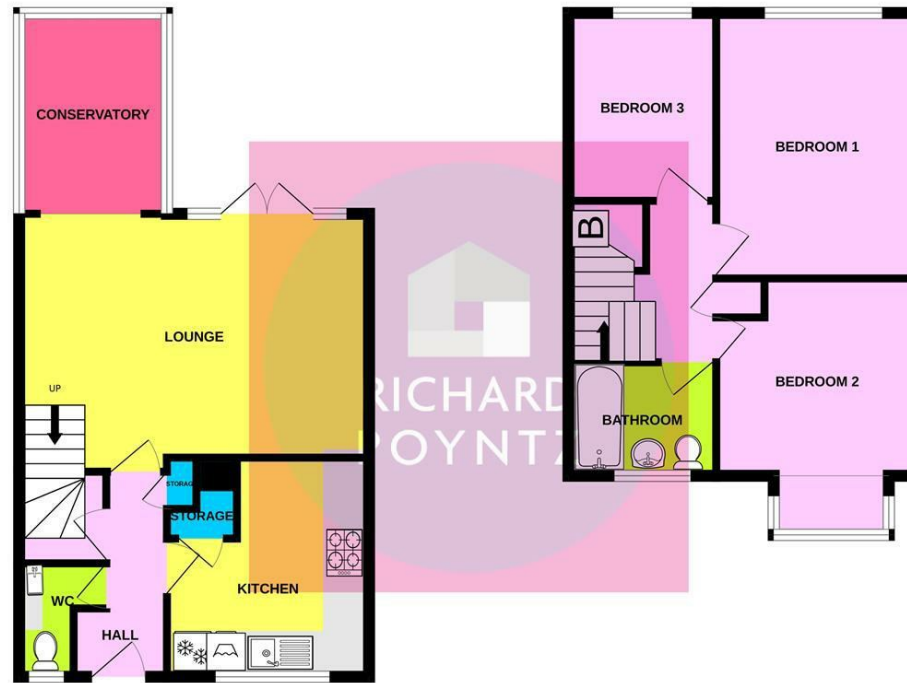
#### Front Garden

Hardstanding pathway with a step up to the entrance door, lawn and stoned area ideal for parking a vehicle, fencing to some boundaries.



GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.

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



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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.  
Made with Metropix ©2025

**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](mailto: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.

