



265 High Street



**RICHARD
POYNTZ**

265 High Street Canvey Island Essex SS8 7RS

£395,000



Positioned in this popular High Street location, just a short walk from the seafront, local shops and well-regarded schools, this attractive and stylish home offers spacious, beautifully presented accommodation ideal for modern family living.

The property features a generous kitchen/diner perfect for everyday living and entertaining, a comfortable lounge opening into a bright conservatory overlooking the garden, and three well-proportioned bedrooms, including a principal bedroom with en-suite. With ample parking, a garage and a convenient setting close to everyday amenities, this is an excellent family home that must be viewed to be fully appreciated.



Hall

Double-glazed door into hall with stairs to the first floor, access to the ground-floor accommodation

Cloakroom

Fitted with a low-level WC and a wash-hand basin. Double-glazed window to the side with fitted shutters, radiator and wood-effect flooring. A useful ground-floor facility conveniently located off the hallway.

Kitchen

16'08 x 8'10 (5.08m x 2.69m)

A bright and spacious kitchen fitted with a modern range of gloss-fronted units with contrasting wood-effect work surfaces, incorporating a stainless steel sink unit. There is a range-style cooker with a stainless-steel extractor hood above, an integrated fridge-freezer, and additional appliance space. The room benefits

from double-glazed windows to the front with fitted shutters and a double-glazed door to the side providing access to the garden. There is ample space for a breakfast table and chairs, making this an ideal everyday family space as well as a practical area for entertaining.

Lounge

13 x 12'08 (3.96m x 3.86m)

A bright and spacious lounge, attractively decorated and featuring wood-effect flooring, providing ample space for a range of lounge furniture. The room enjoys plenty of natural light and offers a comfortable setting for everyday living and entertaining. Double-glazed sliding patio doors lead directly into the conservatory, creating a pleasant flow between the living spaces and providing views over the rear garden.

Conservatory

13'02 x 12'06 (4.01m x 3.81m)

A spacious conservatory, accessed directly off the lounge, provides an excellent additional reception area. The room enjoys pleasant views over the rear garden and benefits from double-glazed windows to the sides and rear, allowing plenty of natural light. Double-glazed doors lead directly out to the rear garden, making this versatile space ideal for relaxing or entertaining.

Landing

Good-sized landing with a double-glazed window to the rear, doors leading to the bedrooms and bathroom.

Bedroom One

A good-sized main bedroom with a double-glazed window to the rear, a radiator and a door leading to the ensuite. Fitted Wardrobes

Ensuite

Modern en-suite comprising a shower cubicle, wall-mounted WC and vanity wash hand basin with storage beneath, complemented by contemporary tiling and a double glazed window to the rear.

Bedroom Two

16'03 x 9'03 (4.95m x 2.82m)

Well-proportioned bedroom with fitted wardrobes, double glazed window to the front and radiator.

Bedroom Three

12'11 x 7'10 (3.94m x 2.39m)

Well-proportioned bedroom with fitted wardrobes, double glazed window to the front and radiator.

Bathroom

Spacious bathroom comprising a corner bath with mixer shower attachment, pedestal wash hand basin and low-level WC, complemented by tiled flooring and a double-glazed window to the rear.

Garden

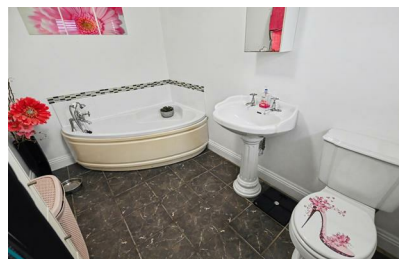
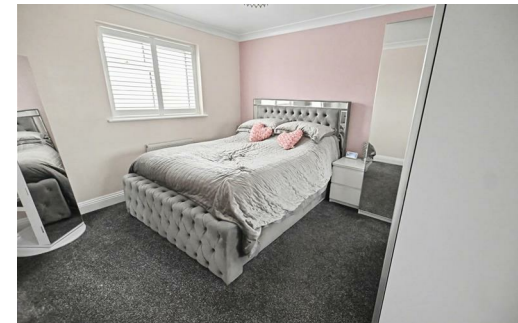
Front

Attractive brick-built detached home with a pitched tiled roof and double-glazed windows. The property benefits from a large block paved driveway providing ample off-street parking, together with a covered carport and garage. A recessed entrance and mature hedging to the side add privacy and a welcoming approach.

Garage

15'05 x 8'08 (4.70m x 2.64m)

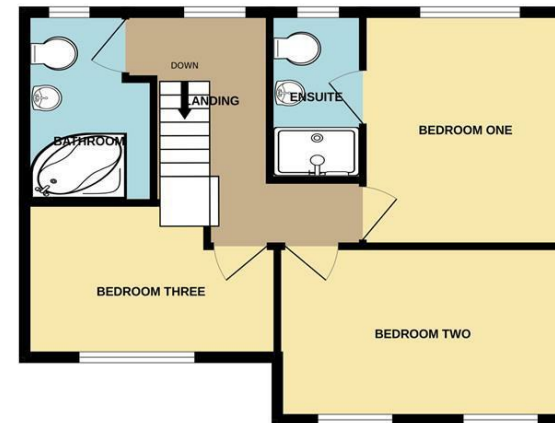
Spacious garage with up and over door to the front, power and light, plumbing for washing machine and door providing access to the rear garden.



GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.

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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
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