



29.. Abensburg Road



**RICHARD
POYNTZ**

29.. Abensburg Road Canvey Island SS8 8ER

£350,000



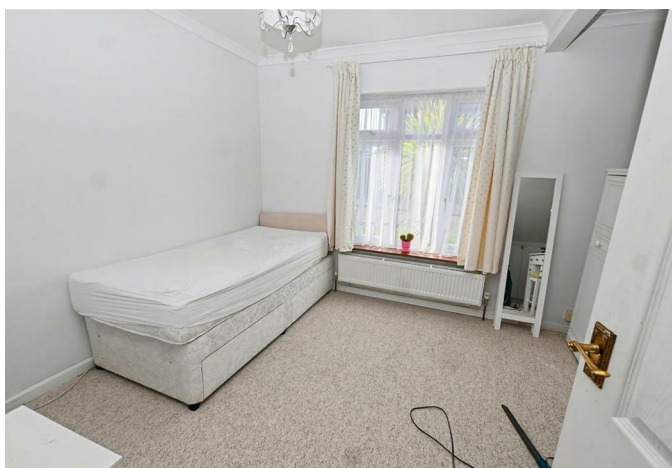
Positioned in a highly sought-after location close to the sea wall and Tewkes Creek, this spacious three-bedroom home is offered with no onward chain, making it an ideal purchase for those looking for a smooth and straightforward move.

The property enjoys a lovely setting and offers well-proportioned accommodation throughout. To the ground floor, there is a generous lounge/diner providing an excellent space for both relaxing and entertaining, along with a kitchen to the rear. A cloakroom adds convenience, and the third bedroom is also located on this level—ideal as a guest room, home office or for those preferring ground floor living.

To the first floor, there are two particularly spacious bedrooms, including a very good-sized main bedroom with fitted wardrobes. The family bathroom is also located on this floor.

Externally, the property benefits from off-street parking and a garage, along with gas central heating throughout.

A superbly located home with great potential, ideal for families, downsizers or those seeking coastal living.



Porch

UPVC double-glazed entrance door into the entrance porch with a further double-glazed UPVC entrance door into the main hall

Hall

Stairs to the first floor, coving to the ceiling, radiator, glass panelled doors connecting to the lounge/diner and kitchen, white panelled doors connecting to the cloakroom and ground floor third bedroom.

Cloakroom

Double-glazed UPVC obscure window to the side elevation, low level wc, vanity units with an inset wash hand basin with mixer tap, half tiled to the walls, plus a radiator, coving to the ceiling.

Lounge/Diner

26'1 x 11' maximum measurement reduces to 8'4 (7.95m x 3.35m maximum measurement reduces to 2.54m)
A good-sized through lounge/diner with a large double-glazed UPVC window to the front elevation, UPVC double-glazed French doors opening onto the garden, dado rail, coving to flat plastered ceiling, fireplace, two radiators, ample space if needed for dining room table.

Kitchen

14'7 x 7'11 (4.45m x 2.41m)
UPVC double-glazed window and door connecting to the rear elevation, tiling to floors, white units and drawers at base level with work surfaces over, inset one and a quarter

drainer sink with mixer tap, inset four ring gas hob, double oven, units at eye level with corner shelf, plumbing facilities for washing machine and other domestic appliances, wall mounted modern gas fired valiant boiler.

Ground Floor Third Bedroom

9'11 x 11'10 (3.02m x 3.61m)

UPVC double glazed window to the front elevation with radiator, coving to ceiling.

First Floor Landing

Double-glazed UPVC window to the front elevation, eaves storage, access to the loft, panelled doors off to the two remaining bedrooms, and bathroom

Bedroom One

17'6 x 11' (5.33m x 3.35m)

Double-glazed UPVC window to the front elevation, radiator, range of built-in wardrobes and drawer units fitted and to remain, plus a built-in storage cupboard set into the eaves.

Bedroom Two

11'10 x 9'4 (3.61m x 2.84m)

UPVC double-glazed window to the rear elevation, radiator, coving to flat plastered ceiling.

Bathroom

Double-glazed obscure UPVC window to the side elevation, three-piece suite comprising unit incorporating low-level wc and wash hand basin with cupboards and drawers under, panelled bath, tiling to splash back areas, radiator.

Exterior

Front Garden

Ample off-street parking to the front, with lawned areas to the side.

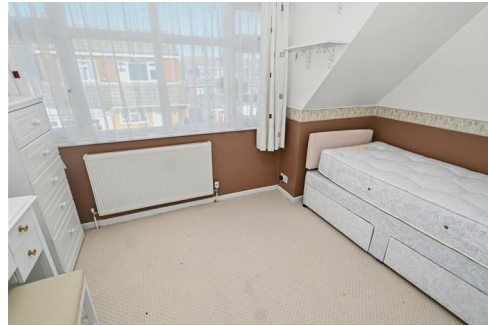
Rear Garden

Average in size for this style of property, access to the garage, mainly laid to lawn with patio areas and raised flower borders, fencing to boundaries.

Garage

17'3 x 8'11 (5.26m x 2.72m)

Roller door to the front, Side access into the workshop area that connects to the garage





While 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 Interplan 5/2/2016

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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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