



*29 Leigh Beck Lane*



**RICHARD  
POYNTZ**



# 29 Leigh Beck Lane Canvey Island SS8 7PP

£385,000



Leigh Beck, Canvey Island – Four Bedroom Home with Orangery & Garage – No Onward Chain

Richard Poyntz & Co are delighted to offer for sale this beautifully presented four-bedroom home located in the ever-popular Leigh Beck area of Canvey Island, just a short stroll from the seawall.

The property boasts two generous lounges, providing flexible living space for the whole family, together with a stunning orangery to the rear with lantern roof, filling the home with natural light.

The modern fitted kitchen comes complete with oven, hob, extractor, dishwasher and fridge/freezer, while the ground floor also offers convenient parking to the front and access to a garage at the rear.

Upstairs, there are four well-proportioned bedrooms, including an enormous main bedroom with its own shower room and ensuite shower. A further family shower room serves the remaining bedrooms.

Additional features include shutters to most windows, neutral décor throughout, and the added benefit of being offered to the market with no onward chain.



## Hall

UPVC double-glazed central entrance door with obscure double-glazed panels to either side into a spacious hall with laminate flooring, radiator, stairs to the first floor with a large cupboard under and glass panelled doors off to both lounges and to the kitchen

## Lounge

25 x 11'2 (7.62m x 3.40m)

A good-sized lounge diner with laminate flooring, two radiators, large double-glazed windows to the front with shutters, a mock feature fireplace, coving to textured ceiling, and double doors which open onto the dining room/orangery.

## Second Lounge

25ft 9'11 (7.62mft 3.02m)

A vast through lounge with a double-glazed window to the front



elevation, double-glazed French doors to the rear, windows with fitted shutters, coving to the ceiling, and two radiators.

## Kitchen

9 x 9 (2.74m x 2.74m)

Open plan to the dining room/orangery with a lovely polished wood butchers block work surfaces incorporating a breakfast bar area, extensive coloured gloss units and drawers at base level, eye level double oven, integrated dishwasher and fridge freezer, inset one and a quarter drainer sink with mixer taps, matching units at eye level, flat plastered ceiling, spotlights and a five ring gas hob.

## Orangery/Diner/Conservatory

17'9 x 9'1 (5.41m x 2.77m)

Double-glazed windows to two elevations with a lantern roof, double-glazed French doors at the side elevation, laminate flooring, two radiators, and window shutters across the doors and windows.



### First Floor Landing

Access to the loft, doors off to the first floor accommodation, coving to textured ceiling.

### Bedroom One

18'11 x 9'11 (5.77m x 3.02m)

A particularly good size with double-glazed windows to the front elevation with shutters, radiator, coving to flat plastered ceiling, and access to an ensuite.

### Ensuite

Double-glazed obscure window to the rear elevation, large shaped shower cubicle with shower screen and wall-mounted shower, wall-mounted pedestal wash hand basin and low-level wc, laminate flooring, chrome towel rail, tiling to walls, and coving to ceiling.

### Bedroom Two

15 x 10'11 (4.57m x 3.33m)

Double-glazed window to the front elevation with shutters, radiator, wardrobes, and textured ceiling.

### Bedroom Three

10'11 x 9 (3.33m x 2.74m)

Double-glazed window to the rear elevation, radiator, coving to the ceiling, and airing cupboard.

### Bedroom Four

9'2 x 7 (2.79m x 2.13m )

Double-glazed window to the front with window shutters, radiator, and storage cupboard.

### Shower Room

Suite comprising pedestal wash hand basin, low level wc, tiled shower cubicle, tiling to the walls, coving to the ceiling, obscure double glazed window to the rear elevation, and chrome towel rail.

### Exterior

#### Front Garden

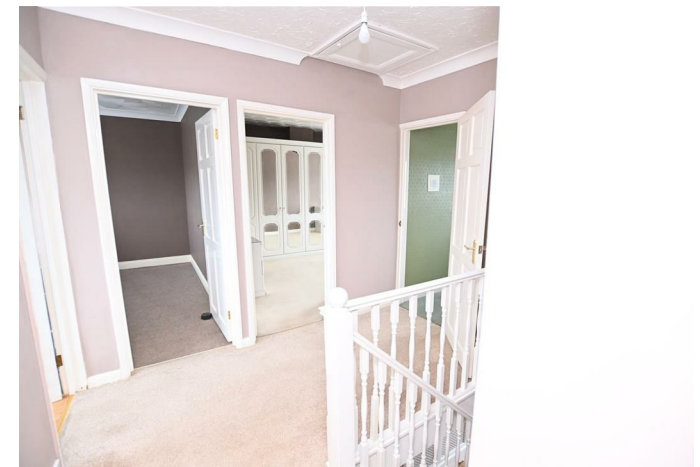
Parking to the front of the property.

#### Rear Garden

Mainly fenced to the boundaries, there is access from the garden to the garage, mainly laid to decking.

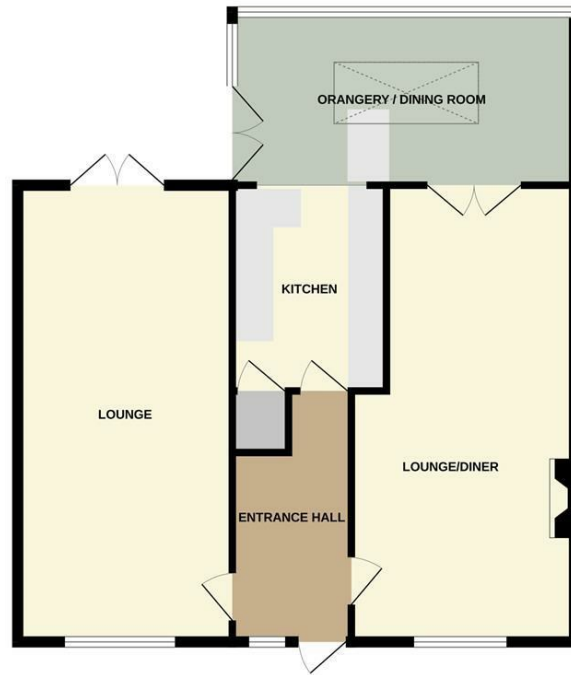
### Garage

Located at the rear





GROUND FLOOR



1ST FLOOR



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