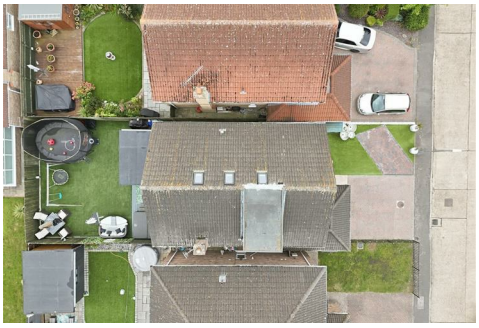
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RICHARD POYNTZ









15 Summerlands
Canvey Island, SS8 9QU
£625,000

Tel No: 01268 699 599 | Fax: 01268 699 080 | james@richardpoyntz.com
Registered Office: Richard Poyntz and 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 | VAT No. 731 4287 45
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Hall



Double-glazed entrance door into the hall, stairs connecting to the first floor, coving to flat plastered ceiling, radiator, doors off to the dining room, lounge, kitchen, utility/garage, and cloakroom.

Cloakroom



Double-glazed obscure window to the side elevation, wood style flooring, tiling to walls, panelled radiator, large vanity style unit with work surfaces incorporating sink, plus low-level white wc.

Lounge 17'10' x 11'10 (5.44m' x 3.61m)



Double-glazed bi-folding doors opening onto the garden, coving to flat plastered ceiling, wallpaper decor to one wall, fitted carpet, vertical panelled radiator, feature fireplace with inset electric fire and wooden mantle.





Kitchen 15'5 x 11'1 (4.70m x 3.38m)



Opens onto the orangery/conservatory with electric under-floor heating, herringbone wood style flooring, an attractive range of light blue units and drawers at base level, and quartz work surfaces over, an inset sink with a chrome mixer tap, matching units at eye level with lighting, integrated ceramic hob, oven, microwave, dishwasher and fridge freezer included.







Orangery/Conservatory 11'1 x 9'7 (3.38m x 2.92m)



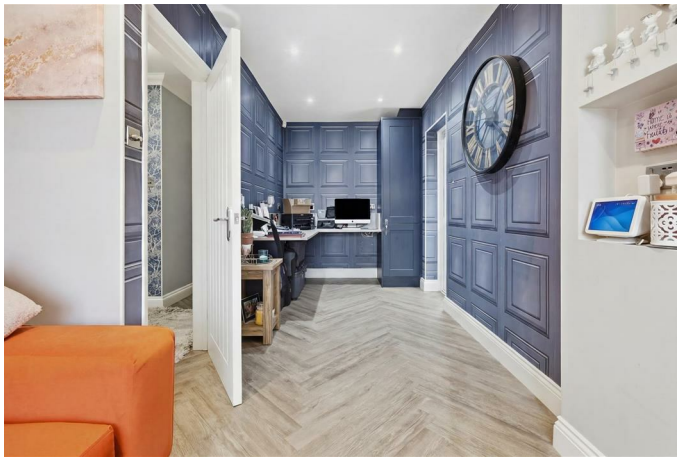
Vaulted ceiling, double-glazed bi-folding doors to two elevations, matching herringbone wooden style flooring, and gas underfloor heating, radiator.



Dining Room/Additional Bedroom/Study/Snug 20'1 x 8'4 (6.12m x 2.54m)



Double-glazed window to the front elevation, double-glazed door at the side, herringbone style wooden flooring, and radiator.



Utility Room/Garage (two sections) 12'2 x 7'5 (3.71m x 2.26m)



Utility area measures 12'2 in width, glass mirror fronted wardrobes ideal for storage, plumbing facilities for washing machine.

First Floor Landing
Double-glazed window to side elevation, storage cupboard, doors off to the accommodation, glass balustrade with a further staircase connecting to the top floor.

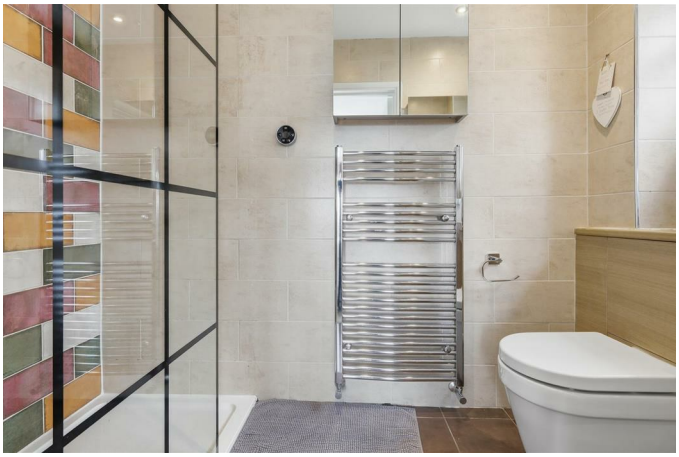
Bedroom Two 11'9 x 12'9 (3.58m x 3.89m)





Double-glazed window to the rear elevation, radiator, wardrobes included.

En-Suite Shower Room



Double-glazed to the side elevation, three piece suited comprising a large walk-in shower with wall-mounted shower, low level wc and wash hand basin, chrome towel rail

Bedroom Three 12'9 x 10'5 (3.89m x 3.18m)



Double-glazed window to the rear elevation, radiator, and mirrored wardrobe.

Bedroom Four 11'11 x 8'8 (3.63m x 2.64m)



Double-glazed window to the front elevation, radiator.

Bedroom Five 14'7 x 8'2 (4.45m x 2.49m)





Double-glazed window to the front elevation, radiator.

Shower Room





Moder three piece suite with tiling to walls and floors in tasteful ceramics, double-glazed window to the side elevation, large walk-in shower with glass screen and wall-mounted shower, large vanity unit with unit under, wall mounted low level wc with push flush.

Second Floor Landing
Double-glazed Velux window to the side elevation.

Main Bedroom/Bathroom Suite



Bedroom One 18' x 9'7 (restrictive height) (5.49m x 2.92m (restrictive height))



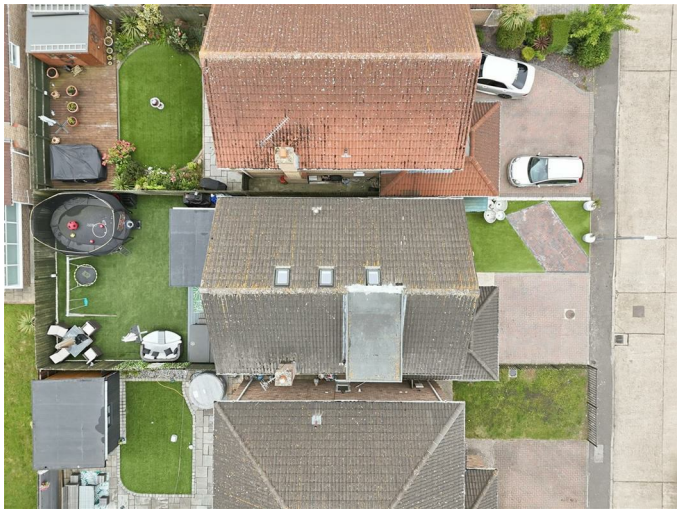
Double-glazed window to the front elevation, floor-mounted white bath, low-level wc, and twin sink units with cupboards under and chrome-mounted taps.

Two Velux-style windows set into the roof to the side elevation, fitted carpet





Exterior



Front Garden



Ample parking to the front, connecting to a garage

Garage 12'3 x 8'10 in width plus 12'3 x 8'10 depth (3.73m x 2.69m in width plus 3.73m x 2.69m depth)
Limited length.

Rear Garden



Low-maintenance, fenced to boundaries, artificial lawn.





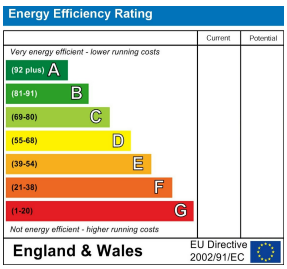


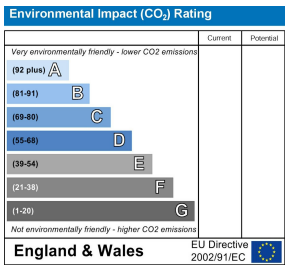


Total area: approx. 207.9 sq. metres (2237.8 sq. feet)

For guidance only. Not to scale. Furniture, kitchen units and bathroom fittings are illustrative and may not represent the actual layout.

Summerlands





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