



27a Gafzelle Drive



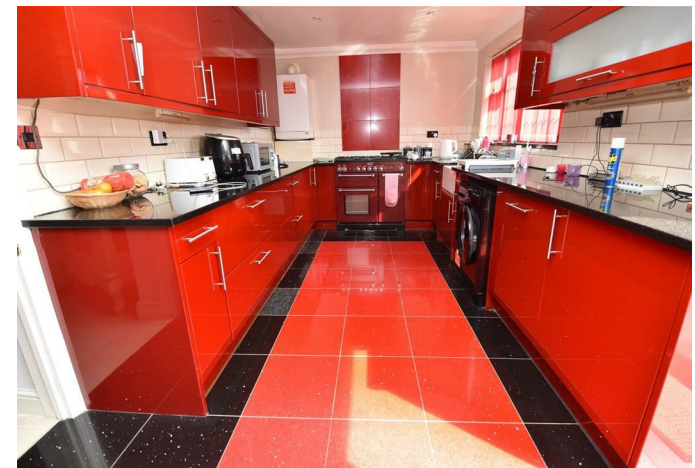
**RICHARD
POYNTZ**

27a Gafzelle Drive Canvey Island SS8 7NB

£380,000



Richard Poyntz & Company have the pleasure of offering for sale this truly stunning deceptively spacious large three-bedroom detached house situated in the prominent location within Canvey Island and being a short distance to Canvey Island Sea Front, Leigh Beck Infant & Junior School and bus routes all being within easy reach as well. The property itself to the front has a large block paved driveway providing off-street parking, to the rear of the property is a low maintenance garden with artificial lawn, composite decking, pagoda with sun canopy. Internally there is a spacious hallway that gives access to a superb sized 'L' shaped lounge/diner which has a modern feel throughout and can easily accommodate a table and chairs, also off the hallway is a ground-floor cloakroom and also access to the stunning kitchen/breakfast room that has modern red gloss units at base and eye level and a white gloss island, off of here is a utility room/study which will be ideal if you work from home. To the first floor is a spacious landing with three well-proportioned bedrooms, bedroom one measures in excess of 22 feet and has an en-suite shower room, completing the upstairs accommodation is a huge three-piece family bathroom. The property also boasts UPVC double-glazed windows and doors throughout, a composite entrance door, and gas-fired central heating, viewing comes highly recommended to truly appreciate the standard of accommodation on offer along with the size of the property.



Hallway

Composite entrance door to front with obscure double glazed insets giving access to a spacious hallway that has a coved flat plastered ceiling, radiator, stairs to first-floor accommodation with a small store cupboard under, door to kitchen, door to lounge/diner and door to cloakroom, wood flooring.

Ground Floor Cloakroom

Textured ceiling, obscured UPVC double-glazed window to side, two piece white suite comprising of a lever handle close coupled wc, wall mounted corner sink with chrome taps and tiling to splashback, wood flooring.

'L' Shaped Lounge/Diner

24'2 x 16'9 maximum measurements (7.37m x 5.11m maximum measurements)

A superb sized 'L' shaped lounge/diner with coved flat plastered ceiling, UPVC double glazed window to the front and the side, two

radiators, feature wallpaper decoration across the width of one wall, tiled floor, door to kitchen/breakfast room, door to small store cupboard (ideal for shoes, etc).

Kitchen/Breakfast Room

22'1 x 8'10 (6.73m x 2.69m)

Another truly stunning room which has coved flat plastered ceiling, inset spotlights, UPVC double glazed window to rear plus UPVC double glazed French doors to the rear giving access to the garden, door to the utility room, radiator, tiling to splashback areas, tiling to floor, modern red and white gloss units at base and eye level with matching drawers and an island, square edge worksurfaces over incorporating a butler style sink, worksurface also incorporating a drainer area, plumbing for washing machine, space for a range style cooker, wall mounted boiler.

Utility Room/Study

4'4 x 4'4 (1.32m x 1.32m)

Has a flat plastered ceiling, radiator, and tiling to the floor.

First Floor Landing

Coved flat plastered ceiling, UPVC double glazed window to side, radiator, carpet, doors to accommodation and airing cupboard.

Bedroom One

22'11 x 9'6 (6.99m x 2.90m)

Superb-sized main bedroom which has coved flat plastered ceiling, loft hatch, UPVC double glazed window to rear, radiator, feature exposed wood floorboards to the floor, door to en-suite.

En-Suite Shower Room

Coved flat plastered ceiling, obscured UPVC double glazed window to rear, feature exposed wood floorboards, three piece white shower suite comprising of a push flush wc, pedestal wash hand basin with chrome taps, tiling to splashback, double shower tray with glass sliding doors and glass screen, wall mounted chrome shower, attractive tiling to splashback within the shower, feature wood exposed floorboards to the floor.

Bedroom Two

10'11 x 9'6 (3.33m x 2.90m)

Again a good-sized double bedroom, coved flat plastered ceiling, UPVC double glazed window to front, radiator, picture rail, feature exposed floorboards.

Bedroom Three

7'11 x 6'9 (2.41m x 2.06m)

Again another good sized bedroom, coved flat plastered ceiling, UPVC double glazed window to front, radiator, carpet.

Bathroom

15'7 x 6'10 (4.75m x 2.08m)

An excellent sized room which has a coved flat plastered ceiling, obscure UPVC double glazed window to the rear, radiator, modern three piece white suite comprising of a large sink inset into a pedestal style table, wc with high-level chain pull flush system, freestanding Claw feet bath with chrome mixer taps and shower attachment, feature fire surround, feature exposed wood floorboards.

Exterior

Rear Garden

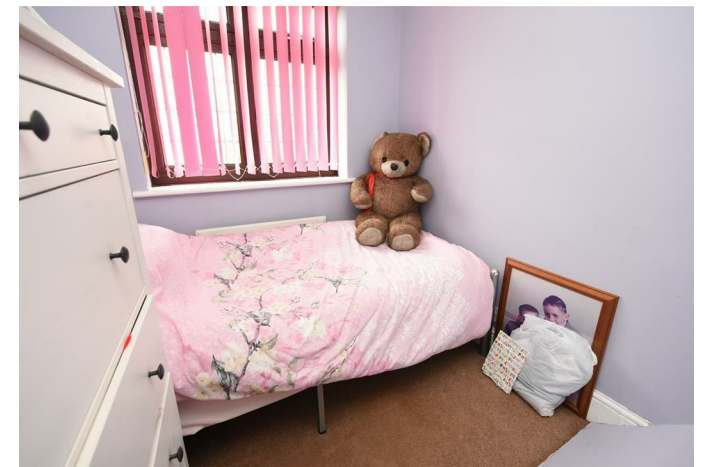
As previously mentioned this is a low maintenance rear garden that commences with a composite style decking, gazebo with sun canopy to remain, step down to artificial lawn, fenced to boundaries, gate to side, outside tap, and lighting.

Front Garden

To the front of the property you have a block paved driveway providing off-street parking, bedding areas with shrubs, fencing to some boundaries, and step up to the entrance door.

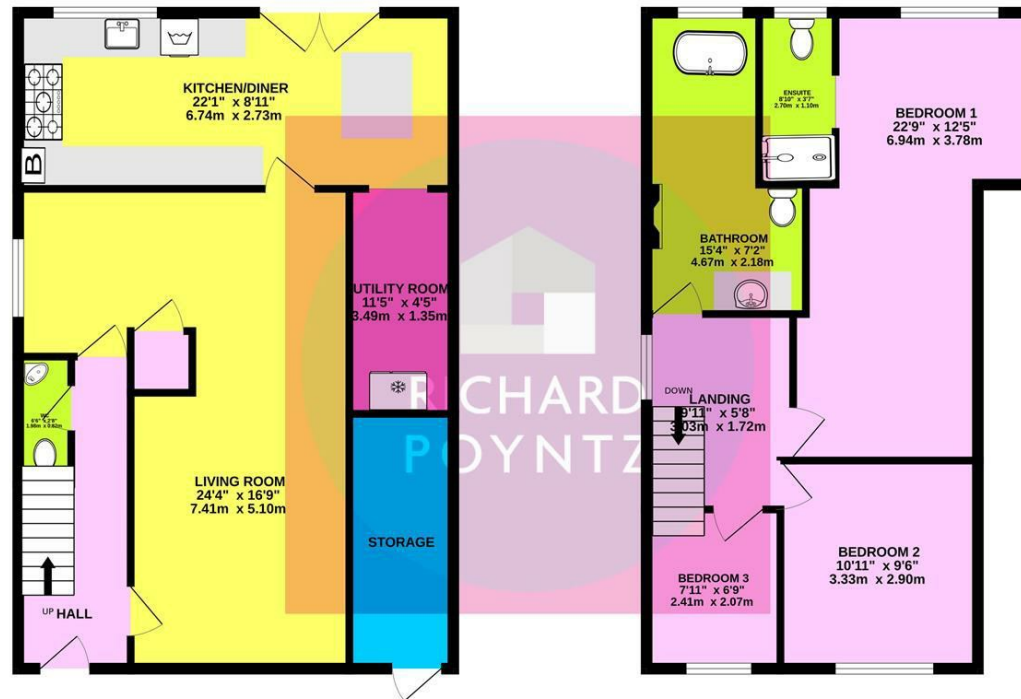
Store Area

Which has a door to the front of the property giving access to the store area.



GROUND FLOOR
738 sq.ft. (68.5 sq.m.) approx.

1ST FLOOR
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 1324 sq.ft. (123.0 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 ©2024

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
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.

