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RICHARD
POYNTZ



**30 Thames Road
Canvey Island, SS8 0HH
Asking Price £600,000**



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Located in one of Canvey's most sought-after turnings and within a short walking distance of the main Seafront is this attractive four-bedroom detached family home occupying a superb-sized plot with a frontage approached by remote-controlled security gates leading to numerous off-street parking for vehicles, caravan/motorhome as required.

The property offers superb-sized accommodation with an entrance porch and entrance hall, a spacious lounge to the rear with double-glazed French doors and windows leading on to the garden, a fitted kitchen with various integrated appliances and a separate utility, plus a separate dining room. On the first floor are four well-proportioned double bedrooms with an en-suite to the master and a superb family shower room. There is a fully boarded 'L' shaped loft space with power and light, measuring approximately 35' x 23', providing a superb storage or potential for a further room (subject to planning). Externally, there is a rear garden measuring approximately 70ft in depth with a wooden log cabin to the rear, which is to remain with power and light connected, a garage to the front measuring 17' x 12' with a power-assisted up-and-over door.

Viewing is strongly advised to appreciate all that this property has to offer.

- ** Attractive Four Bedroom Detached Family Home occupying a superb-sized plot with a spacious frontage and with remote-controlled electric powered gates
- ** Off-Street Parking for several vehicles plus Caravan/Motor Home as required
- ** Rear garden measuring approximately 70ft in depth
- ** Ideally positioned in a popular turning within walking distance of the Seafront
- ** Spacious Lounge to the rear with French Doors providing access
- ** Separate Dining Room
- ** Fitted Kitchen with integrated appliances
- ** Separate Utility
- ** Four double bedrooms on the first floor with an en-suite to the master bedroom
- ** Outstanding three-piece Shower Room
- ** Fully boarded loft space measuring 23' x 35' as maximum approximated measurements
- ** Cabin to remain in the rear garden
- ** Garage 17'6 x 12'5 with power-assisted up-and-over door
- ** Alarm and security camera systems

Porch

The property is approached via a composite entrance door leading to the entrance porch with laminate wood flooring, and a further part-glazed door providing access to the main hallway.

Hall

Radiator, stairs connecting to the first floor accommodation, coved and flat plastered ceiling, panelled doors leading to the accommodation.

Cloakroom



Obscure double-glazed window to the side elevation, suite comprising of low level wc, pedestal wash hand basin, understairs storage area, and flat plastered ceiling.

Lounge 18'6 x 12'8 (5.64m x 3.86m)



UPVC double-glazed French doors and matching windows to the rear elevation and leading directly onto the rear garden, laminate wood flooring, tv and power points, two radiators, coved and flat plastered ceiling, provision for wall lights, feature fireplace with electric fire.

Dining Room 12'8 x 8'7 (3.86m x 2.62m)



Currently utilised as an optional fifth bedroom with UPVC double-glazed window to the front elevation, radiator, power points and laminate flooring.

Kitchen 12'5 x 9'6 (3.66m'1.52m x 2.90m)



UPVC double-glazed window overlooking the rear garden, one and a quarter stainless steel sink unit inset to a range of rolled edge work surfaces to three sides with units at base and eye level, stainless steel four-ring gas hob with fitted extractor over and double oven to the side, integrated fridge freezer and dishwasher to remain, radiator, ceramic tiled splash back and tiled floor, flat plastered ceiling with downlighting



Utility Room 6'1 x 5'4 (1.85m x 1.63m)



Wall-mounted boiler, rolled edge work surfaces with fitted sink unit, units at base and eye level, plumbing and space for washing machine and tumble dryer, tiled floor continued and tiled splash back, radiator, half double-glazed door providing access to the garden.

First Floor Landing



Obscure double-glazed window to the side elevation, laminate wood flooring, power points, coved and flat plastered ceiling, access to the loft, panelled doors leading to the accommodation.

Loft

Access to the loft is via a fitted ladder with power and light connected and is fully boarded, 'L' shaped and measuring approximately 35' x 23' at its longest points, providing ample storage or the potential for further rooms (subject to planning permission)

Bedroom One 13'8 x 12'8 (4.17m x 3.86m)



UPVC double-glazed window to the rear, radiator, laminate wood flooring, power points, range of fitted wardrobes to one wall, flat plastered ceiling.

En-Suite



A stunning en-suite with low-level push flush wc, wash hand basin inset to a vanity unit below, fully tiled and screened shower, wall-mounted storage unit, chrome heated towel rail, flat plastered ceiling with downlighting, complimentary ceramic tiling to the balance of walls and floor, obscure double-glazed window to the side elevation and extractor.



Bedroom Two 11'1 plus the depth of fitted wardrobes x 10'7 (3.38m plus the depth of fitted wardrobes x 3.23m)



UPVC double-glazed window to the front elevation, radiator, power points, a range of fitted wardrobes to one wall and a flat plastered ceiling.

Bedroom Three 10'1 x 9'6 (3.07m x 2.90m)



UPVC double-glazed window to the rear elevation, radiator, power points and flat plastered ceiling.

Bedroom Four 14'1 maximum x 8'8 (4.29m maximum x 2.64m)

UPVC double-glazed window to the front elevation, radiator, power points, flat plastered ceiling

Shower Room



superb shower room with obscure double-glazed window to the side elevation, suite comprising low-level push flush wc, large wash hand basin inset to a vanity unit below, double-width shower cubicle being fully tiled with screening, complementary ceramic tiling to the balance of walls and floor, flat plastered ceiling, chrome heated towel rail and extractor fan.



Exterior

Garage 17'6 x 12'5 (5.33m x 3.78m)

With power and light connected and power assisted door providing access to the front.

Rear Garden



Measuring approximately 70ft in depth with a central lawned area, the remainder is paved to a patio with a fitted irrigation system, side pathway, and gate providing access to the front, external lighting, external tap, wooden pergola, and shed to remain, log cabin to the rear of the garden.



Log Cabin



Measuring approximately 16' x 10 with power and light connected, double-glazed windows and doors providing access and being an ideal space for entertaining or a separate office.



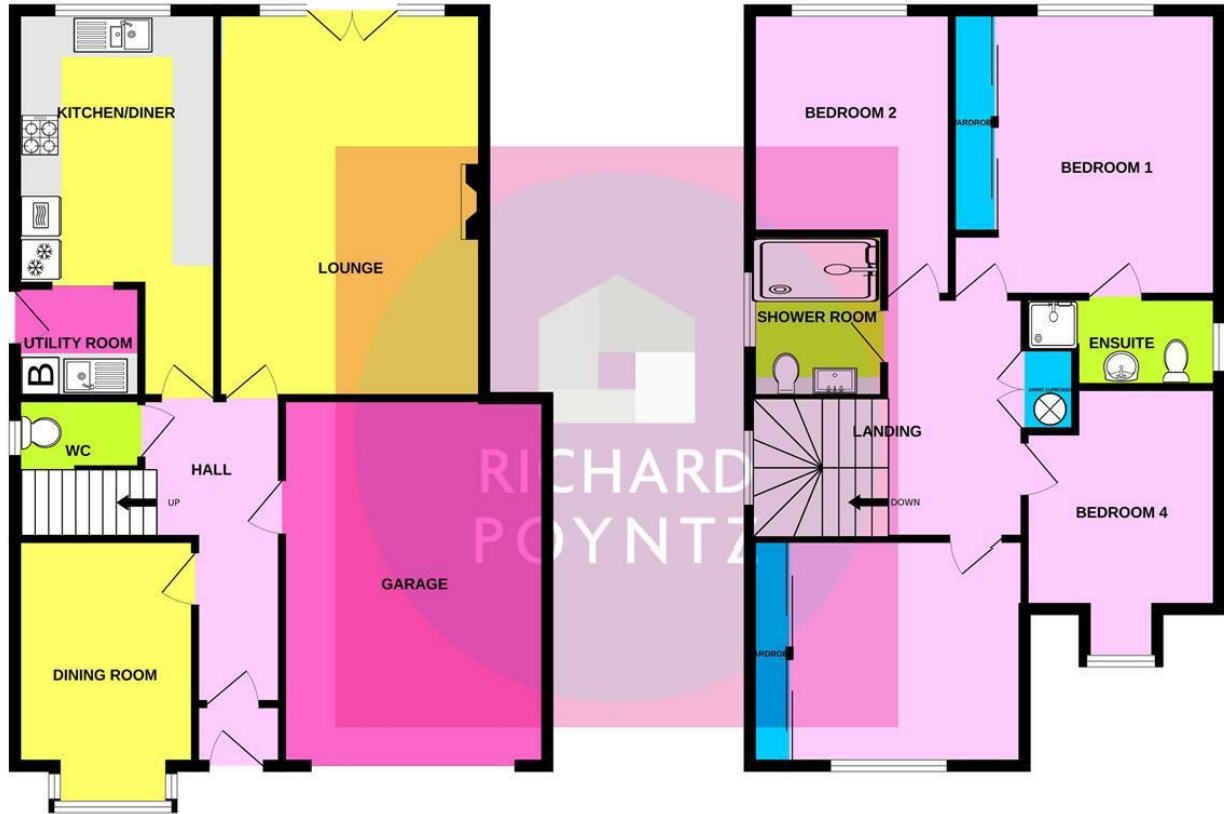
Front Garden



As mentioned previously, a large frontage providing off-street parking for several vehicles, and or caravan/motorhome as required, with brick wall and remote-controlled wrought iron powered gate providing secure access to the property.

GROUND FLOOR
893 sq.ft. (83.0 sq.m.) approx.

1ST FLOOR
768 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 1662 sq.ft. (154.4 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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