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*36 Tantelen Road*



# 36 Tantelen Road Canvey Island Essex SS8 9QG

Offers Over £330,000



Three Bedroom Semi-Detached House on a Generous Through Plot

Pleasantly situated overlooking a small green with grassed area and unmade pathway, this well-maintained three bedroom semi-detached home offers excellent family accommodation together with the advantage of rear access and garaging.

The property stands on a generous through plot and features a spacious through lounge/diner, providing a bright and versatile living space ideal for both everyday family life and entertaining. The modern fitted kitchen offers ample storage and worktop space.

Upstairs are three well-proportioned bedrooms and the family bathroom, while the ground floor benefits from a convenient cloakroom.

The property is fully double glazed throughout, adding comfort and efficiency.

Externally, the rear garden measures approximately 60ft in length, offering excellent outdoor space. To the rear there is a garage together with additional parking, accessed via Concord Road — a practical and highly desirable feature.



## Hall

Double-glazed entrance door into the hall at the side elevation, radiator, laminate flooring, doors to the kitchen and cloakroom, and stairs connecting to the first floor.

## Cloakroom

Two-piece suite comprising low level wc and a wash hand basin, radiator.

## Lounge/Diner

25'9 x 10'7 reducing to 8'5 (7.85m x 3.23m reducing to 2.57m)

A good-sized through lounge with double-glazed windows to the front elevation, double-glazed French

doors opening onto the garden, coving to flat plastered ceiling, radiator, ample space if needed for dining room table, and access into the kitchen, and laminate flooring.

## Kitchen

11'3 x 7'11 (3.43m x 2.41m)

Double glazed window to the rear elevation, double glazed door at the side elevation, range of white gloss style units and drawers at base level with worksurfaces over, inset large sink with chrome mixer taps, inset ceramic hob with oven under, white gloss tiling to splash backs, matching units at eye level with glass display cabinet, plumbing facilities for washing machine, large recess cupboard and wall mounted gas fired boiler.

### First Floor Landing

Radiator and doors off to the three bedrooms and the bathroom.

### Bedroom One

13'9 x 9'5 (4.19m x 2.87m)

Part wallpaper decor, double-glazed window to the front elevation, and radiator.

### Bedroom Two

11'4 x 9'4 (3.45m x 2.84m)

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

### Bedroom Three

10'4 x 7' (3.15m x 2.13m)

Double-glazed window to the rear elevation, airing cupboard.

### Bathroom

White three-piece suite comprising pedestal wash hand basin, panelled bath with wall-mounted shower, low-level wc, tiling to splash backs and walls, obscure double-glazed window to the rear elevation.

### Exterior

#### Front Garden

There is a small green directly in front of the property, occupying a through plot

#### Rear Garden

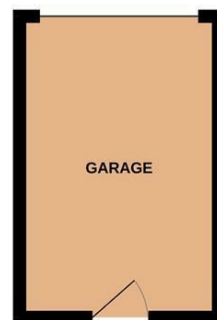
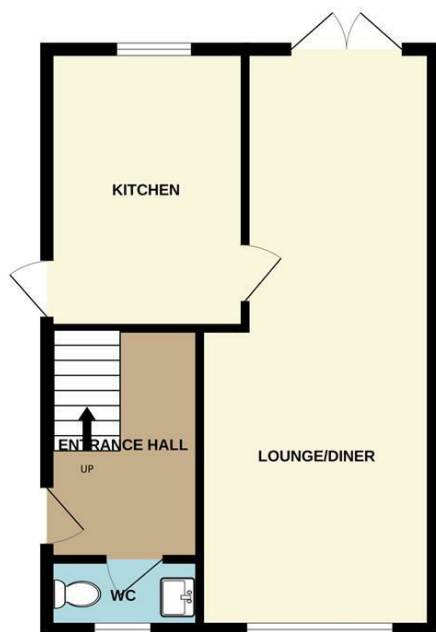
Larger than average and measuring slightly in excess of 60ft with a drive and garage located at the rear of the property, mainly laid to lawn with fencing to boundaries.

#### Garage

Measures 16'4 in length and has power and light.



GROUND FLOOR



1ST FLOOR



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Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: [rp@richardpoyntz.com](mailto: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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