



34 Crescent Road



**RICHARD
POYNTZ**

34 Crescent Road
Canvey Island
Essex
SS8 7LB

£350,000

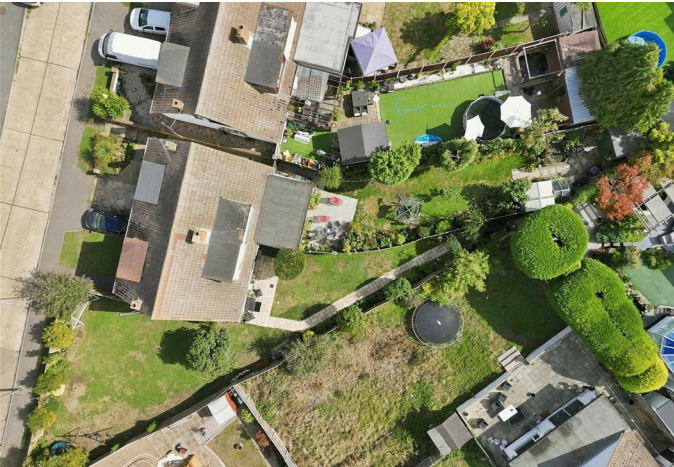


Nestled on Crescent Road in the charming Canvey Island, this stunning semi-detached chalet presents an exceptional opportunity for families and individuals alike. Just a short stroll from the seafront, local shops, and convenient bus routes, this property is ideally situated for both leisure and daily living. Refurbished by the current owners in the last 5 years to the most highest standard throughout.

Upon entering, you are welcomed by a spacious hallway that leads to a generous lounge, perfect for relaxation and entertaining. The modern ground-floor wet room adds a touch of contemporary convenience, while the impressive kitchen/diner is equipped with a built-in oven, hob, extractor, dishwasher, washing machine, and fridge freezer, making it a culinary enthusiast's dream.

The first floor boasts three well-proportioned bedrooms, with the master bedroom featuring an en-suite shower room, ensuring privacy and comfort. Each room is designed with a high standard of finish, making this home both stylish and functional.

Set on a substantial plot, the property offers ample scope for extension, subject to planning permission, allowing you to tailor the space to your needs. The driveway and garage with an electric roller shutter door provide practical parking solutions, while the rear and side gardens offer delightful outdoor spaces for relaxation and recreation.



Hall
UPVC entrance door to the side with obscure double-glazed insets, with an obscure double-glazed matching window giving access to the hallway. Coved to flat plastered ceiling, radiator, and stairs to the first floor. wood flooring and doors off to the accommodation.

Lounge
16'4x10' (4.98mx3.05m)
A good-sized lounge, coved flat plastered ceiling, UPVC double-glazed window to the front elevation, plus two further double-glazed windows to the side elevation, a feature fireplace, radiator, and wood flooring.

Kitchen/Diner
12'8x8'9 (3.86mx2.67m)
Another good-sized room with a coved to flat plastered ceiling, UPVC obscure double-glazed door to the rear elevation giving

access to the garden, plus UPVC double-glazed window to the rear elevation, modern units at base and eye-level with matching drawers and quartz worksurface over with matching upstand and tiling, stainless steel drainer sink with chrome mixer tap, built-in washing machine, fridge/freezer and dishwasher, wood floor and space for table and chairs.

Ground Floor Wet Room
A modern wet room with coved to flat plastered ceiling, UPVC obscure double-glazed window to the rear, radiator, attractive tiling to the walls, vinyl anti-slip floor covering with drainage, wall-mounted shower and glass shower screen, high-level lever w/c, sink with chrome mixer taps set into vanity unit

First Floor Landing
Flat plastered ceiling, access to loft, doors off to the accommodation, carpet.

Bedroom One

14'1 x 10'7 (4.29m x 3.23m)

Superb-sized bedroom with coved to flat plastered ceiling, UPVC double-glazed window to the front elevation, two radiators, carpet, and door to en suite shower room.

En Suite Shower Room

Flat plastered ceiling, chrome heated towel rail, tiling to splash back areas and tiling to the floor, modern three-piece white suite comprising push flush w/c, sink inset into vanity unit with chrome mixer tap, shower enclosure with glass door, shower tray and all mounted chrome shower.

Bedroom Two

11'4x8'8 (3.45mx2.64m)

Again, a further good-sized bedroom with flat plastered ceiling, UPVC double-glazed window to the side, radiator, carpet.

Bedroom Three

9'2x8'4 (2.79mx2.54m)

Another great-sized bedroom with flat plastered ceiling, UPVC double-glazed window to the rear, and carpet.

Exterior

Front Garden

Hard-standing driveway providing off-street parking which leads to the garage, lawned area, and hard-standing pathway, fencing to the boundary.

Side Garden

We feel it offers a lot of potential to either increase the build size with a possible extension or to add further parking, etc., all subject to the necessary planning consent, laid to lawn with various plants/shrubs, etc., and fenced to the boundaries.

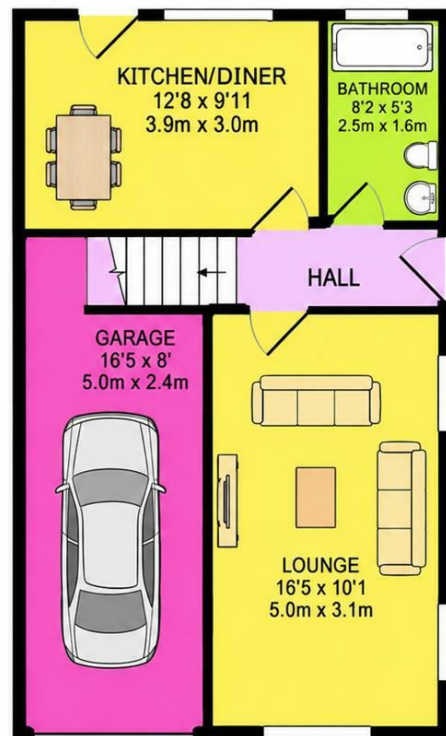
Rear Garden

Paved area, with steps down to a lawned area which is an irregularly shaped garden with various plants/shrubs, etc,

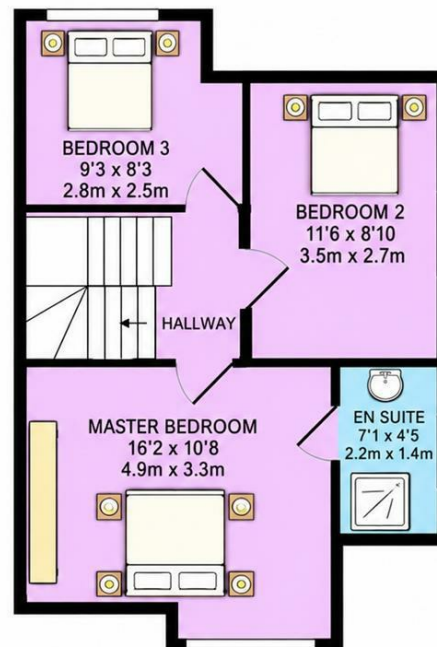
Garage

Remote control roller shutter door and power and light connected.





GROUND FLOOR
APPROX. FLOOR
AREA 534 SQ.FT.
(49.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 937 SQ.FT. (87.1 SQ.M.)

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