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RICHARD POYNTZ

2 Whiteways
Canvey Island, Essex SS8 7HJ
Offers Over £450,000

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Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.
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** Beautiful Four Bedroom Detached family home situated on a corner plot within a few moments' walk of the main Seafront
** Offered for sale with No Onward Chain
** Spacious Lounge to the front
** Outstanding Kitchen/Diner with various integrated appliances and ample room for a six to eight-seater table and chairs
** Modern Groundfloor Cloakroom
** First Floor Bathroom
** Four well proportioned Bedrooms to the first floor
** Landscaped Gardens surrounding the property
** Off-Street Parking
** Viewing is strongly advised

Hall
The property is approached via a central UPVC entrance door with an obscured double-glazed panel leading to the main hallway with laminate wood flooring, stairs connecting to the first floor accommodation, radiator, coved and flat plastered ceiling with oak panelled doors leading to the accommodation.

Ground Floor Cloakroom

Obscured double-glazed window to the front elevation, modern suite comprsing low level push flush wc, wash hand basin inset to vanity unit below, chrome heated towel rail.

Lounge 18'2 x 15'3 into bay (5.54m x 4.65m into bay)

Feature UPVC double glazed georgian style square bay window to the side elevation, laminate wood flooring, TV and power points, brick-built fireplace with log burner, which we are advised is to remain.

Kitchen/Diner 26' x 12' reducing to 8'10 (7.92m x 3.66m reducing to 2.69m)

An outstanding Kitchen/diner and a feature of the home with UPVC double-glazed Georgian-style window to the front elevation and large double-glazed patio doors leading directly onto the garden, further double glazed georgian style window and matching half single door providing further access and overlooking the garden, coved and flat plastered ceiling, laminate wood flooring, one and a half staineless steel sink unit inset to a range of rolled edge worksurfaces to three sides with an extensive range of modern fitted units at base and eye level, concealed wall mounted boiler, inset gas hob with fitted extractor over, incorporating oven and microwave to the side, integrated fridge freezer and dishwasher to remain, ceramic tiled splashbacks, ample space to six to eight seater table and chairs, further panelled door providing access to understairs storage area, with further panelled door leading to the store room.

Store Room 13'9 x 7'10 (4.19m x 2.39m)
Originally part of the garage with a range of rolled edge work surfaces with white gloss units at base and eye level, plumbing and space for domestic appliances, laminate flooring, two further white gloss storage units, a half UPVC double-glazed door providing access to the front of the garage, which provides storage with a powered roller door.

First Floor Landing

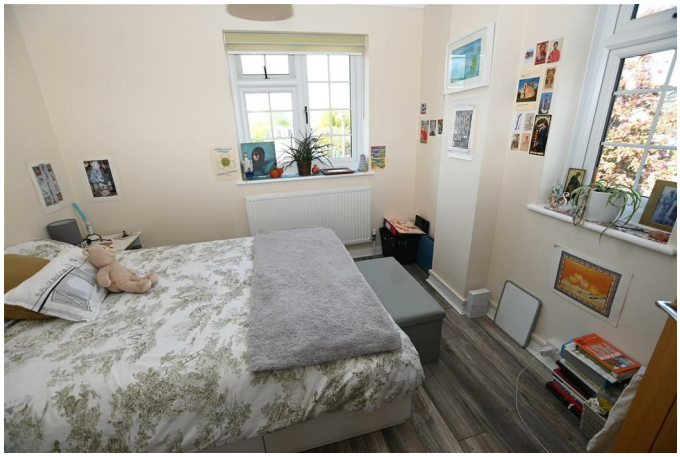
UPVC double glazed georgian style window to the side elevation, laminate wood flooring, power points, access to the loft via hatch, airing cupboard and oak-panelled doors leading to the accommodation.

Bedroom One 12' x 10'8 (3.66m x 3.25m)

UPVC double glazed georgian style window to the front, radiator, laminate wood flooring, coved and flat plastered ceiling, power points.

Bedroom Two 10' x 10' (3.05m x 3.05m)

UPVC georgian style window to the front and side elevations, radiator, power points, laminate wood flooring, coved and flat plastered ceiling.



Bedroom Three 9'10 x 8' (3.00m x 2.44m)

UPVC double glazed georgian style window to the side elevation, radiator, power points, laminate wood flooring, coved and flat plastered ceiling.

Bedroom Four 9'7 x 9' (2.92m x 2.74m)

UPVC double glazed georgian style window to the side elevation, radiator, power points, laminate wood flooring, coved and flat plastered ceiling.

Family Bathroom

A modern bathroom with an obscured double-glazed window to the side elevation, suite comprising a push flush wc, with inset wash hand basin to the side incorporating vanity drawers below, panelled bath with fitted shower and screen over, a chrome heated towel rail, complimentary ceramic tiling to walls and floor covering.

Exterior

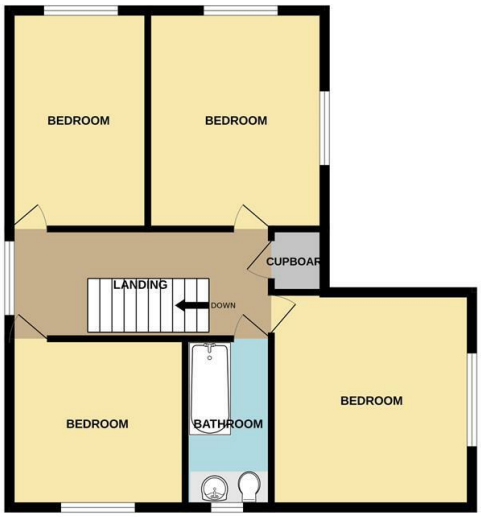
Rear Garden

Being landscaped with an attractive paved patio area extending to either side, with a central lawned garden, and on one corner a modern wooden arbour seating area which is enclosed to the roof, external tap and external lighting, a timber shed to the adjacent corner, side gate providing access to the front garden.

Front Garden
Resin pathways extending to the front and the adjacent side with lawned areas and established trees, and a picket fence surrounding, external lighting, providing access to hardstanding for one vehicle.

GROUND FLOOR

1ST FLOOR



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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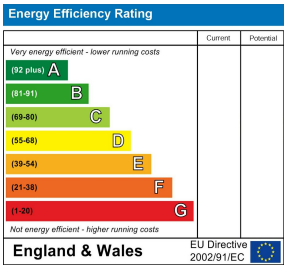

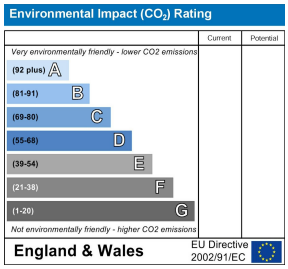

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