



67, Gafzelle Drive



**RICHARD
POYNTZ**

67, Gafzelle Drive Canvey Island SS8 7LZ

£450,000



Richard Poyntz & Company has the pleasure of offering for sale this truly stunning modern design large three-bedroom detached bungalow situated in an excellent location within Canvey Island and within a short walking distance to the seafront with schools, shops, and bus routes all within easy reach. The property we feel has been finished to the highest of standards throughout and has ample living accommodation, as the property has also been extended.

To the front of the property is a good-sized hard-standing driveway providing off-street parking, which leads to the garage. To the rear of the property is a superb landscaped low-maintenance rear garden with a large paved patio area, and the remainder is laid to artificial lawn with bedding for plants.

Internally, there is a large, spacious hallway with doors off to the accommodation, which includes three well-proportioned bedrooms. One bedroom offers a modern three-piece en-suite shower room, as well as a three-piece family shower room which has been finished to the highest of standards. Super-sized lounge with an opening through to a stunning dining room which has UPVC double-glazed French doors opening onto the rear garden. Modern fitted kitchen with white units at base and eye-level with built-in oven, hob, and extractor to remain, the property also boasts gas-fired central heating, and UPVC double-glazed windows and doors throughout.



Hall

UPVC entrance door to the front with obscured patterned stained glass inset giving access to a large spacious hallway coved to flat plastered ceiling with access to the loft, radiator, door to a store cupboard, and doors off to the remainder of the accommodation, wood flooring.

Lounge

15'8x12'2 (4.78mx3.71m)

A superb size lounge, coved to flat plastered ceiling, features fire surround with fire, wood flooring, a radiator, and an opening to the dining room.

Dining Room

11'4x9'9 (3.45mx2.97m)

A great addition to the property, coved to flat plastered ceiling, UPVC double glazed windows to the rear plus large UPVC double

glazed sliding patio doors to the side giving access to the garden, radiator, and wood flooring.

Kitchen

12'1x8'7 (3.68mx2.62m)

A modern room with coved to flat plastered ceiling with inset spotlights, half UPVC double glazed door to the rear giving access to the garden, plus UPVC double glazed window to the rear. Radiator, modern units at base and eye-level with matching drawers all with chrome handles, square edge work surface over with matching upstanding, 1¼ drainer sink with chrome mixer taps, four ring gas hob with glass splashback, extractor over, and oven under, built in fridge freezer, dishwasher and washing machine, vinyl floor covering.

Bedroom One

11'10x10'9 (3.61mx3.28m)

An excellent size double bedroom, flat plastered ceiling, UPVC bay window to the front, radiator, carpet, door to the en-suite shower room.

En-Suite

Flat plastered ceiling with inset spotlights, obscured UPVC double glazed window to the side, modern tiling to the walls with water proof paneling to shower area , chrome heated towel rail. A modern three-piece white shower room suite comprising of push flush w/c, sink with chrome mixer taps inset into a vanity cupboard, shower enclosure with wall mounted chrome shower, wood flooring.

Bedroom Two

12'6x8'7 max (3.81mx2.62m max)

Another good size bedroom, coved to flat plastered ceiling, UPVC double glazed window to the front, radiator, carpet.

Bedroom Three

9'6x7'3 (2.90mx2.21m)

A further good size bedroom, coved to flat plastered ceiling, UPVC double glazed window to the front, radiator, carpet.

Shower room

Modern contemporary shower room coved to flat plastered ceiling with inset spotlights, obscured UPVC double glazed window to the rear, chrome heated towel rail, tiling to the walls and floor. Push flush w/c, wash hand basin with chrome mixer taps inset in to vanity unit , double shower tray with glass screening and wall mounted chrome shower .

Front Garden

Hard-standing driveway providing off-street parking with the remainder laid to lawn.

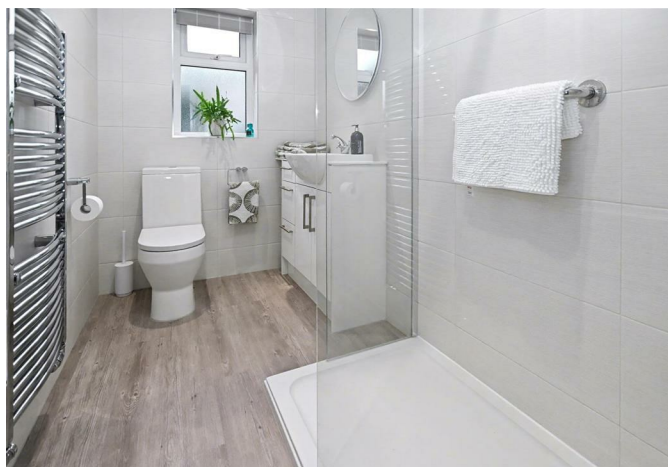
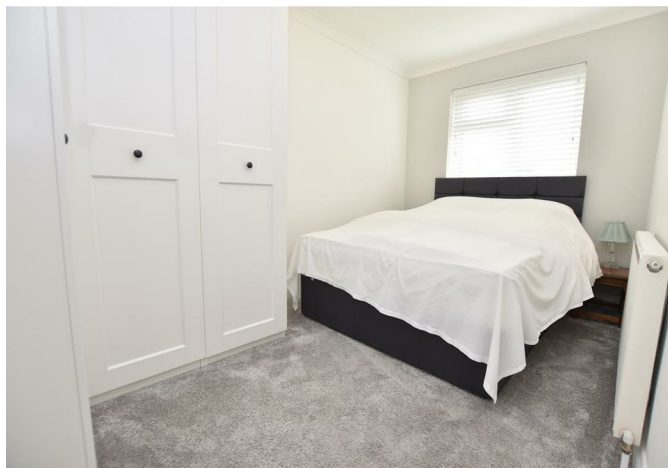
Rear Garden

Low-maintenance rear garden with a good size paved patio area, artificial lawn, bedding for plants, shingled area to the side, and hardstanding pathway leading to the gate, fenced to the boundaries, outside tap.

Garage

17'6x7'11 (5.33mx2.41m)

Electric Roller shutter door, wall mounted Worchester boiler, fuse board, power and light connected, wooden half glazed door giving access to the garden.



GROUND 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 for 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 i2025

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.

