14. Gafzelle Drive
RICHARD
POYNTZ

14. Gafzelle Drive
Canvey Island
SS8 7NA

Guide Price £350,000

3 1 1

Tucked just off the High Street, within easy reach of local schools and the seafront, this beautifully presented three-bedroom semi-detached home has a standout feature: a separate double garage. Whether you need secure parking, space for hobbies or simply somewhere to keep everything out of sight, it's a real bonus. The property also has off-street parking and an EV charging point.

Inside, the entrance porch leads to a modern cloakroom and a spacious front lounge. At the rear, the dining room offers a welcoming place to gather, alongside a modern kitchen with an oven, hob, extractor, integrated fridge freezer and plumbing for a washing machine.

Upstairs are three well-proportioned bedrooms and a modern family bathroom. Double glazing and modern gas central heating complete the home.

Hall
Double-glazed entrance door into the hall with radiator, door to cloakroom, door to the lounge.

Cloakroom
Double-glazed window to the side elevation, modern suite with low-level WC, wood mantle piece, white wash hand basin with chrome mixer taps, chrome towel rail, tiling to splashback areas

Lounge
17'03 x 14'10 (5.26m x 4.52m)
Double-glazed window to the front elevation, mock feature fireplace, coving to flat plastered ceiling, stairs connecting to the first floor with cupboard under, radiator, opening through into the dining room

Dining Room
9'6 x 9'4 (2.90m x 2.84m)
Double-glazed French doors opening onto the garden, archway through into the kitchen

Kitchen
9'1 x 7'5 (2.77m x 2.26m)
A stylish, well-equipped kitchen with sleek grey gloss units, warm wood-effect worktops and white tiled splashbacks. Work surfaces on three sides provide plenty of preparation space, while a rear-facing window

brings in natural light. The kitchen includes an integrated fridge freezer, gas hob, oven and extractor, with space and plumbing for a washing machine.

First Floor Landing
Double glazed window to the side elevation, doors off to the accommodation.

Bedroom One
12'2 x 11'10 (3.71m x 3.61m)
Double-glazed window to the front elevation, radiator, wallpaper decor to one wall.

Bedroom Two
12'6 x 8' increasing by 2'11 into door recess (3.81m x 2.44m increasing by 0.89m into door recess)
Double-glazed window to the rear elevation, radiator, access to loft with loft ladder.

Bedroom Three
9'5 x 7'7 (2.87m x 2.31m)
Double-glazed window to the side elevation, radiator, storage cupboard.

Bathroom
Double-glazed window to the front elevation, modern white suite comprising wash hand basin, low-level WC, shaped panelled bath with shower screen, tiling to walls.

Exterior

Front Garden
The property has an attractive brick frontage with light-coloured cladding to the first floor. A pathway leads through the lawned front garden to the front, while a driveway to the side provides off-street parking and leads to the separate double garage. An EV charging point is positioned beside the entrance.

DoubleGarage
16'10 x 13'10 in width (5.13m x 4.22m in width)
Electric roller door, power and light, and a rear personal door.

Rear Garden
Irregular in shape, fenced to the boundaries, patio area with the remainder being mainly laid to lawn.

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.
Made with Metropix ©2019

Mierepresentation 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 intereded party should rely soley on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themsleves 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@**richard**poyntz.**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.