



16. Cherry Close



RICHARD  
POYNTZ



## 16. Cherry Close Canvey Island SS8 9HT

OIEO £350,000



A generously proportioned three-bedroom end-terrace home, tucked away in a quiet cul-de-sac close to the lake and green open spaces, with parking and beautifully presented accommodation throughout.

This elegant property offers a welcoming through lounge/diner with a lovely sense of space and light, ideal for both everyday living and entertaining. The stunning kitchen/breakfast room is a real highlight, fitted with stylish dark blue units that give a contemporary yet timeless feel. A useful ground floor WC and double glazing complete the practical side of the layout.

Upstairs, you'll find three genuinely large bedrooms and a beautifully finished bathroom featuring a modern shower cubicle.

Outside, the property enjoys a rear garden measuring just under 60ft, providing excellent outdoor space.

Well positioned for schools, shops and bus routes, this home combines a peaceful setting with excellent day-to-day convenience — a classic family favourite, done properly.



### Hall

Double-glazed entrance door into the hall with adjacent frosted double-glazed window, stairs connecting to the first floor, door to cloakroom, door to kitchen/diner, and door to lounge.

### Cloakroom

Low level wc, vanity unit with inset wash hand basin, and high-level double-glazed window to the side elevation.

### Lounge

20'11 x 11'2 (6.38m x 3.40m)

A good-sized through lounge with ample space if needed for a dining room table, laminate flooring, double-glazed window to the front elevation, double-glazed French doors opening onto the garden, half-panelled to the wall, coving to the ceiling with inset spotlights, two vertical column radiators, and access into the kitchen/diner



### Kitchen/Diner

17'10 x 9'11 (5.44m x 3.02m)

A good-sized kitchen/diner/breakfast room with dark blue units and drawers to base level with work surfaces over, an inset stainless steel sink, an inset four-ring gas hob, eye-level oven, space and plumbing facilities for a washing machine, an extractor unit, a double-glazed window and door to the rear elevation.

### First Floor Landing

Access to the loft, doors off to the accommodation.

### Bedroom One

11'2 x 10'9 (3.40m x 3.28m)

Double-glazed window to the front elevation, radiator.

### Bedroom Two

11'3 x 9'11 (3.43m x 3.02m)

Double-glazed window to the rear elevation, radiator, flat plastered ceiling.

### Bedroom Three

11'7 x 6'8 (3.53m x 2.03m)

Double-glazed window to the front elevation, and radiator

### Bathroom

Comprising a white panelled bath, vanity unit with inset wash hand basin, low level wc, and a walk-in shower cubicle, tiling to walls and floors,

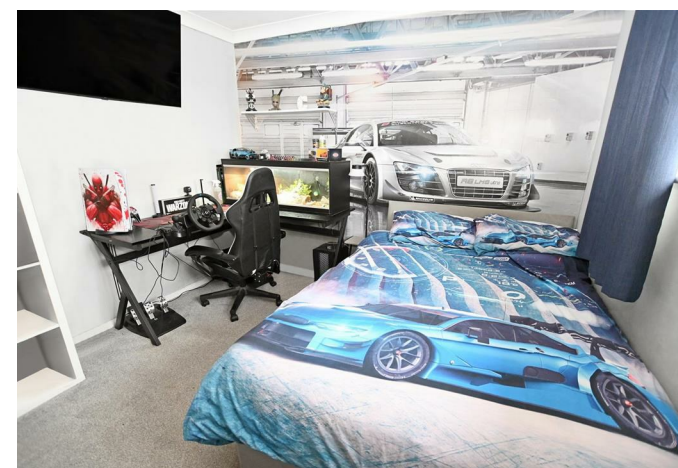
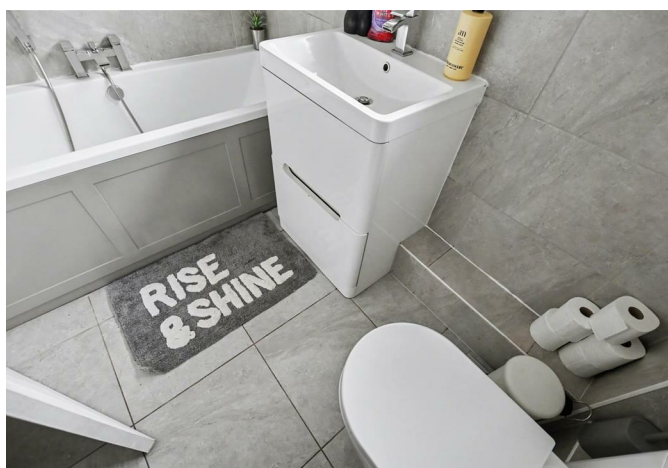
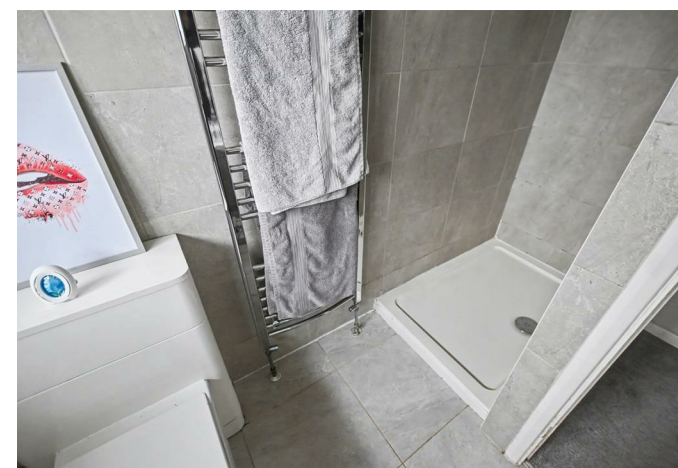
### Exterior

#### Rear Garden

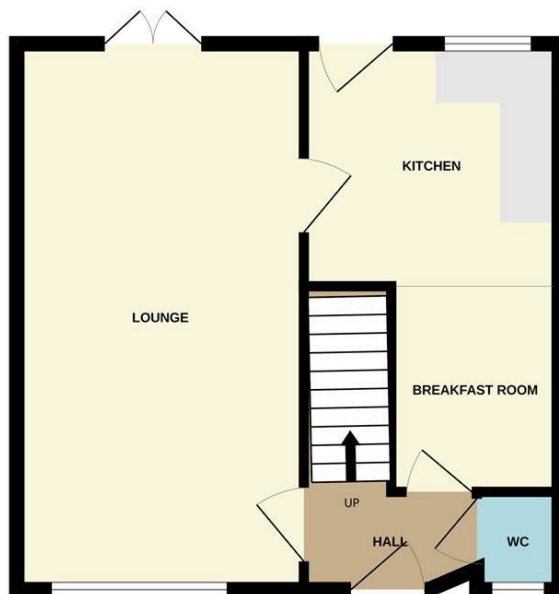
A much larger than average rear garden, commencing with a patio area and the remainder being mainly laid to lawn, with fencing to the boundaries

#### Front Garden

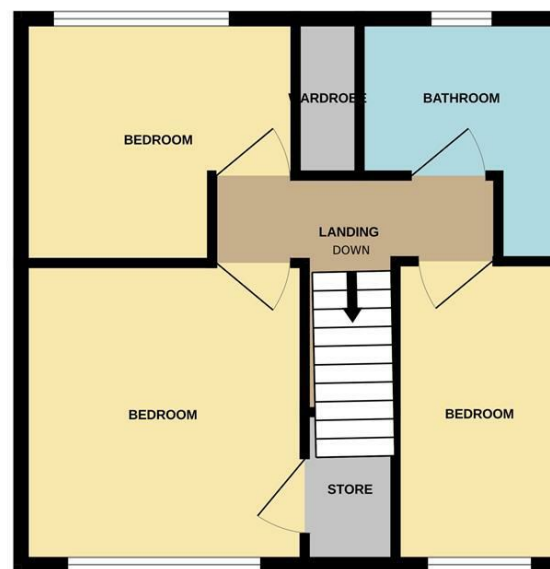
Off-street parking to the front, further shed area to the side. Approx Just under 60Ft in depth



GROUND FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.6 sq.m.) approx.

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