
6 Larup Avenue
RICHARD
POYNTZ

6 Larup Avenue
Canvey Island
SS8 8AD

£300,000

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This is a light, bright home with several rooms benefitting from multiple windows, and due to the current layout, there is plenty of space to separate out a kids play room, teenagers hangout den or indeed kit out a great study area for those that need to work from home.

There could be further opportunity to extend further subject to LPP, or reconfigure to provide more living accommodation if necessary.

The home has had some work started with some new windows and doors within the last few years, new carpeting throughout and the remodelling of the bathroom started, but what is really needed is someone with a vision to update the property further. There is the potential to maintain the character that is found within the entrance to the home in the very large lounge/diner, but updating and making the most of the large downstairs living areas would be beneficial too.

Being centrally located the home is ideally placed for school, shopping and local retail employment. With main bus routes running nearby, access to the rest of the Island or indeed off to Basildon, Southend or via C2C on the London Fenchurch Street line means any public transport needs are sorted within minutes.





Entrance Porch
7'6" x 3'11" (2.3 x 1.2)
Entrance extension in place, with double glazing and UPVC doors. Access from front provided to both inside of property and garden.

Lounge
12'1" x 13'5" (3.7 x 4.1)
Entrance into the large lounge /diner from porch. Characterful room, with distinctive
exposed brick and beams throughout. Prime for sanding and enhancing the hardwood floor beneath. Large bay window to the front, and electric fire in the fireplace.

Dining Area
13'9" x 12'1" (4.2 x 3.7)
Open-plan room to the lounge, with access to the kitchen. Parquet effect hardwood floor with entrance from porch coming into the room, also providing access to the stairs.

Kitchen
10'2" x 6'6" (3.1 x 2)
Fitted kitchen with range of high gloss white high and low level units and drawers.
Space for cooker, washing machine and under counter fridge. Worktop and units

both sides of the room, tiling to the walls, and vinyl flooring. Leading to additional
reception room/bedroom 4

Bedroom 4/Reception
10'2" x 12'1" (3.1 x 3.7)
Additional double bedroom or reception room at the back of the home. Room houses the boiler, with windows to the back garden, painted walls and newly carpeted.

Bedroom 2
9'6" x 11'5" (2.9 x 3.5)
L-shpaed double room, narrows to 2.3m and 4m. Painted walls and newly carpeted.

Bedroom 1
11'9" x 14'1" (3.6 x 4.3)
Measurement into bay, width narrows to 4m. Newly carpeted, painted walls and with bay window to the front, and additional small window to the side

Bathroom
10'9" x 7'10" (3.3 x 2.4)
Vinyl flooring, half tiled walls, white WC and double shower enclosure. White bath with mixer tap, white hand-wash basin.

Bedroom 3
7'10" x 6'10" (2.4 x 2.1)
Step down into the room. Dual aspect to the rear and side. Single room with painted
walls and new carpet

Garden
55'9" x 20'0" (17 x 6.1)
Reasonable sized garden. Mainly grassed area, but with large storage/garden room within. Access via side porch.

Garden Store
13'9" x 6'6" (4.2 x 2)
Useful garden room, with window in place and electric for great outside storage area,
or additional playroom/workshop. Needs finishing.

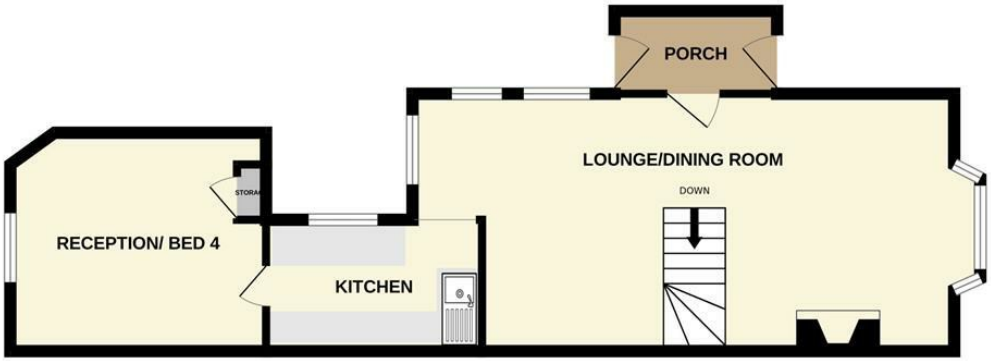
Double Driveway
18'0" x 19'8" (5.5 x 6)
Measurements are minimum - shingle driveway to the front of the house with
comfortable parking for two vehicles







GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 sq.m.) approx.

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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