30. Northfalls Road
RICHARD
POYNTZ

30. Northfalls Road
Canvey Island
Essex
SS8 7QG

£400,000

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Charming Three/Four Bedroom Character Home Close to the Seawall – No Onward Chain

Situated just a few houses from the seawall in one of the area's most desirable locations, this charming character property offers spacious and versatile accommodation, making it ideal for a variety of buyers.

Retaining much of its original character whilst benefiting from a modern fitted kitchen and gas central heating, the property provides a wonderful blend of traditional charm and practical family living.

The accommodation commences with a welcoming lounge to the front of the property, whilst a second reception room leads through to a ground floor shower room and conservatory overlooking the garden. Also on the ground floor is a versatile fourth bedroom or study, which enjoys direct access to the rear garden.

To the first floor, the property boasts a particularly generous principal bedroom with en-suite shower room, together with two further bedrooms.

Externally, the property enjoys a lovely position within easy walking distance of the seawall and surrounding amenities.

Offered with no onward chain, this delightful home provides flexible accommodation in a highly sought-after location and must be viewed to be fully appreciated.

Porch
Double-glazed entrance door into the porch, double-glazed window to the side elevation, and a further door connecting to the kitchen.

Kitchen
11'4 x 7'8 (3.45m x 2.34m)
Double-glazed window to the side elevation, a good-sized kitchen leading to the lounge to one side and an additional lounge/reception room to the rear elevation, modern white range of shaker style units and drawers at base level with work surfaces, and an inset stainless steel sink, an inset ceramic hob with oven under, tiling to splashbacks, matching units at eye level.

Lounge
13'10 x 9'10 (4.22m x 3.00m)
Double-glazed window to the front elevation, fitted carpet, and access to outer hall

Outer Hall
Stairs connecting to the first floor, plus access to an additional reception room or bedroom.

Second Reception Room
13'4 x 7'8 (4.06m x 2.34m)
Off the kitchen, radiator, double-glazed French doors open onto a conservatory, coving to the ceiling, access to a shower room and conservatory.

Conservatory
12'11 x 6'1 (3.94m x 1.85m)
Double-glazed windows to three elevations, radiator, double-glazed door which opens onto the garden.

Shower Room
Off the second reception room, window to the rear elevation, tiling to walls in ceramics, chrome-mounted towel rail, low level wc, pedestal wash hand basin, and shower cubicle.

Fourth Bedroom/Additional Reception
13'6 x 9' (4.11m x 2.74m)
Double-glazed door to the side elevation, double-glazed window to the rear elevation

First Floor Landing
Doors off to three first-floor bedrooms,

Bedroom One
18'10 x 13'11 (5.74m x 4.24m)
A good-sized main bedroom, two double-glazed windows to the front elevation.

En-Suite
Window to the rear elevation, suite comprising pedestal wash hand basin, low level wc and shower cubicle.

Bedroom Two
8'11 x 7'8 (2.72m x 2.34m)
Double-glazed window to the front elevation, radiator.

Bedroom Three
8'8 x 6'2 (2.64m x 1.88m)
Double glazed window to the rear elevation, radiator.

Exterior

Rear Garden
Occupies a wider than average plot with fencing to boundaries and a variety of shrubbery.

Front Garden
Off street parking to the front

Garage

GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.

TOTAL FLOOR AREA : 1119 sq.ft. (104.0 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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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
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