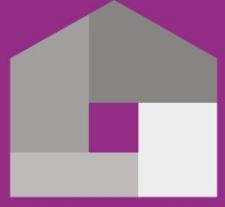




35 Southfalls Road


RICHARD
POYNTZ

35 Southfalls Road Canvey Island Essex SS8 7QA

£420,000



Nestled on Southfalls Road in the charming Canvey Island, this impressive detached house offers a wonderful opportunity for families seeking a spacious and low-maintenance home. With No Onward Chain, you can move in without delay and start enjoying all that this property has to offer. Upon entering, you are greeted by a generous hallway that leads to a bright and airy through lounge, perfect for both relaxation and entertaining. The large kitchen is well-equipped with ample base and eye-level units, making it a delightful space for culinary enthusiasts. Additionally, the ground floor features a fourth bedroom, complete with a convenient shower room, ideal for guests. The first floor boasts a spacious landing that leads to three well-proportioned bedrooms, ensuring plenty of room for family or visitors. The family bathroom is a standout feature, featuring a luxurious corner jacuzzi-style bath, perfect for unwinding after a long day.

Outside, the property continues to impress with a low-maintenance rear garden, complete with a summer house and bar, artificial lawn, composite decking, and imprinted concrete patio areas. This outdoor space is perfect for summer gatherings or simply enjoying the sunshine. The imprinted concrete driveway provides off-street parking for approximately three cars, along with a garage for additional storage. Conveniently located near Leigh Beck Junior and Infant School, as well as several bus routes, this home is ideally situated for families.

Viewing is highly recommended to fully appreciate the size and quality of this delightful property. Don't miss the chance to make this house your new home.



Hallway

UPVC obscure double-glazed lead lite entrance door with further window to side providing access into the hallway, power points, coved to flat plastered ceiling, radiator, doors to the remainder of the accommodation.

Lounge

19'3 x 10'6 as maximum measurement (5.87m x 3.20m as maximum measurement)

UPVC double-glazed lead lite window to front elevation, feature fireplace with surround, coved to flat plastered ceiling, power points and TV point, two radiators, wallpaper decoration and carpet.

Ground Floor Cloakroom

Obscure UPVC double-glazed lead lite window to side elevation, low-level flush w/c, wash hand basin with vanity unit below, tiling to all walls.



Kitchen

16'4 x 8'8 (4.98m x 2.64m)

UPVC double-glazed lead lite window to side elevation with further UPVC double-glazed sliding doors providing access onto rear garden, flat plastered ceiling, units at base level with rolled edge working surfaces over, stainless steel sink, four ring electric hob with oven below to remain and extractor over (not tested), tiling to splash backs, further units at eye level, spaces for dishwasher, fridge and washing machine storage cupboard housing door to ground floor fourth bedroom

Ground Floor Bedroom Four

14'6 x 6'9 (4.42m x 2.06m)

Flat plastered ceiling, double glazed window to rear plus double glazed door to side giving access to garden, radiator, feature wallpaper decoration to two walls, door to shower room and to garage, carpet.

Shower Room

Flat plastered ceiling, attractive tiling to walls and to floor, corner shower tray with glass screen and glass sliding door, wall-mounted shower.

First Floor Landing

UPVC double-glazed lead lite window to side elevation, airing cupboard, doors to the remainder of the accommodation;



Bedroom One

13'8 x 10'6 (4.17m x 3.20m)

UPVC double-glazed lead lite window to front elevation, range of light wood fitted part mirrored fronted wardrobes with further matching drawers to remain, coved to textured ceiling, radiator, power points, TV point, ceiling fan and carpet.



Bedroom Two

12'8 x 9'5 (3.86m x 2.87m)

UPVC double-glazed lead lite window to rear elevation, textured ceiling, loft access, radiator, power points, TV point, fitted wardrobes to one wall to remain and carpet.

Bedroom Three

8'4 x 6'5 (2.54m x 1.96m)

UPVC double-glazed lead lite window to rear elevation, textured ceiling, radiator, power points, ceiling fan and carpet.

Bathroom

Obscure UPVC double-glazed lead lite window to side elevation, modern three-piece suite comprising pedestal wash hand basin, low level push flush w/c, corner jacuzzi style bath with chrome mixer taps, floor to ceiling tiling, chrome heated towel rail.



Exterior

Rear Garden

Imprinted concrete and composite decked patio areas, artificial lawn with established shrubbery to the bedded area, paved patio area. External light and tap, fencing to boundaries, an outstanding summerhouse/bar to remain, and has power and light connected.

Front Garden

Great size imprinted concrete driveway area providing off street parking for three cars this also leads to the garage , fencing to some boundaries .

Garage

Up and over door and door providing access to bedroom four.

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.

