
160 Link Road
RICHARD
POYNTZ

160 Link Road
Canvey Island
Essex
SS8 9SN

£400,000

4 3 3

Located in a convenient position close to local schools, shops and bus routes is this substantially extended four-bedroom family home, offering exceptionally spacious and versatile accommodation together with a self-contained annexe—ideal for multi-generational living.

The property enjoys an impressive, wide frontage with an extensive block-paved driveway providing ample off-street parking. Mature hedging offers a degree of privacy, while the sizeable side extension gives the home a particularly spacious and attractive appearance.

The main accommodation includes a generous entrance hall, a spacious lounge overlooking the rear garden, a separate dining room or second reception room, and a modern gloss-black fitted kitchen with appliances to remain. There is also a useful utility room and a ground-floor cloakroom.

The well-proportioned annexe can be accessed from the main entrance hall while also benefiting from its own direct entrance via the courtyard garden. It comprises a large open-plan kitchen/lounge, a separate bedroom and a generous wet room.

To the first floor of the main house are four well-proportioned bedrooms and a family bathroom.

Outside, the property enjoys a wide rear garden with a garage and shed, together with a separate courtyard area serving the annexe.















Hall
15'3 x 3'9 (4.65m x 1.14m)
Double-glazed entrance door with matching side panel, wood-effect flooring, radiator, smooth plastered walls, coving to the ceiling and doors leading to the ground-floor accommodation.

Inner Hall

Cloakroom
Fitted with a low-level WC and rectangular wash hand basin set over a storage cupboard, part-panelled walls, wood-effect flooring and radiator.

Lounge
17'10 x 13'07 (5.44m x 4.14m)
Two double-glazed windows to the front elevation with fitted blinds, radiator with decorative cover, feature fireplace, fitted carpet, feature tartan wallpaper and ornate coving to the ceiling.

Dining Room
11 x 8'05 (3.35m x 2.57m)
Double-glazed French doors with matching side panels opening onto the rear garden, fitted carpet, radiator, coving to the ceiling and useful built-in storage cupboards with shelving above.

Kitchen
10'10 x 7'10 (3.30m x 2.39m)
Double-glazed window with fitted blinds, stylish range of black and white high-gloss units at base and eye level with wood-effect work surfaces, inset stainless-steel sink with mixer tap, built-in electric hob and oven, Tiled splashbacks, wood-effect flooring and recessed lighting to the ceiling.

Utility Room
8'9 x 6'05 (2.67m x 1.96m)

Annexe Lounge / Kitchen
16'06 x 14'02 (5.03m x 4.32m)
A lovely-sized room providing ample space for lounge and dining furniture. Two double-glazed windows with fitted blinds, an extensive range of wood-effect units at base and eye level with contrasting work surfaces, inset stainless-steel sink, built-in oven with hob and extractor hood over, tiled splashbacks and tall storage cupboard. Wood-effect flooring, radiator, coving and recessed lighting to the ceiling

Annexe Wet Room
A spacious wet room fitted with a low-level WC, wash hand basin and open shower area with wall-mounted shower and fold-down screen. Tiled flooring, part-tiled walls and an obscure double-glazed window.

Annexe Bedroom
13'4 x 9'9 (4.06m x 2.97m)
A good-sized double bedroom with double-glazed French doors and matching side windows providing direct access to the courtyard garden. Wood-effect flooring, radiator and coving to the ceiling.

Landing

Bedroom One
13'09 x 9'11 (4.19m x 3.02m)
Double Glazed window and radiator, wardrobes fitted and to stay

Bedroom Two
9'9 x 8 (2.97m x 2.44m)
Double-glazed to the rear and radiator

Bedroom Three
9'06 x 7'10 (2.90m x 2.39m)
Double Glazed to the rear and radiator

Bedroom Four
9'4 x 7'08 (2.84m x 2.34m)
Double Glazed to the front, and radiator

Family Bathroom
Double-glazed window to the rear elevation, panelled bath, low-level WC and wash-hand basin set within a vanity unit. Tiled walls with decorative border, wood-effect flooring and radiator.

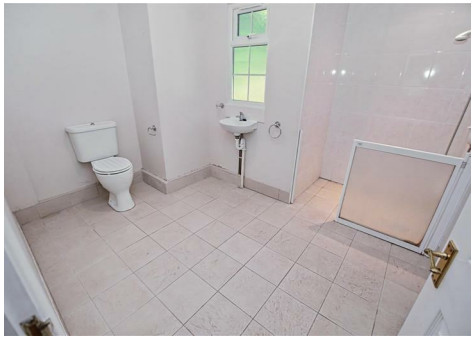
Front
The property occupies a generous plot and is approached via an extensive block-paved driveway, providing ample off-street parking. The attractive frontage features a smart grey exterior, contrasting white-framed windows and a welcoming covered entrance. Mature trees and established planting add character and privacy.

Rear
Rear Garden: A wide, well-maintained rear garden, mainly laid to lawn with paved seating areas and established flower and shrub borders. The garden is enclosed by panel fencing and provides access to the detached garage, which has a roller door and hardstanding to the front. A separate courtyard area serves the annexe.

Annexe courtyard

Garage



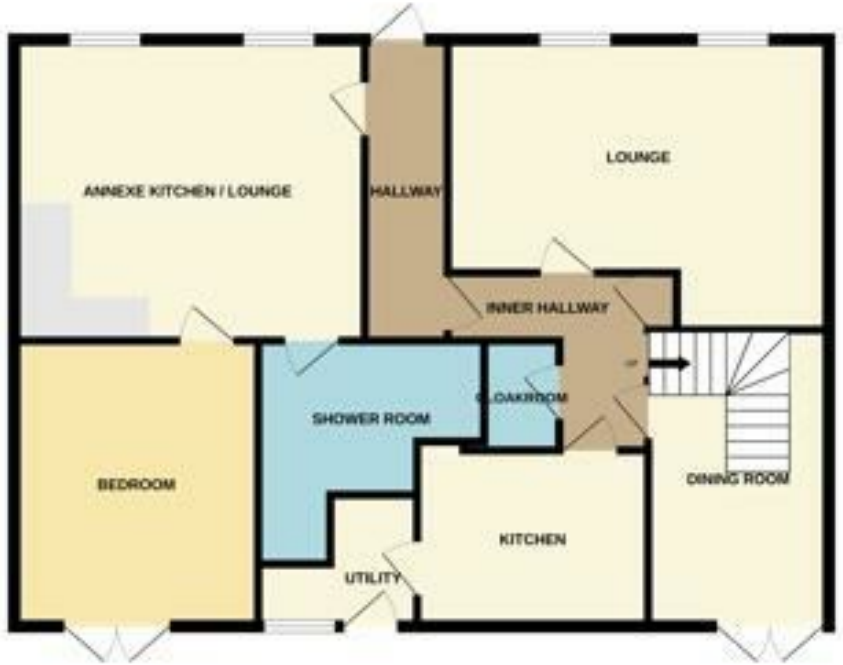









GROUND FLOOR



1ST FLOOR



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