



*22.. Waalwyk Drive*



## 22.. Waalwyk Drive Canvey Island Essex SS8 8BN

£450,000



A much improved and beautifully presented four-bedroom detached family home, situated in a convenient location within easy reach of the town centre and offering good access routes on and off Canvey Island.

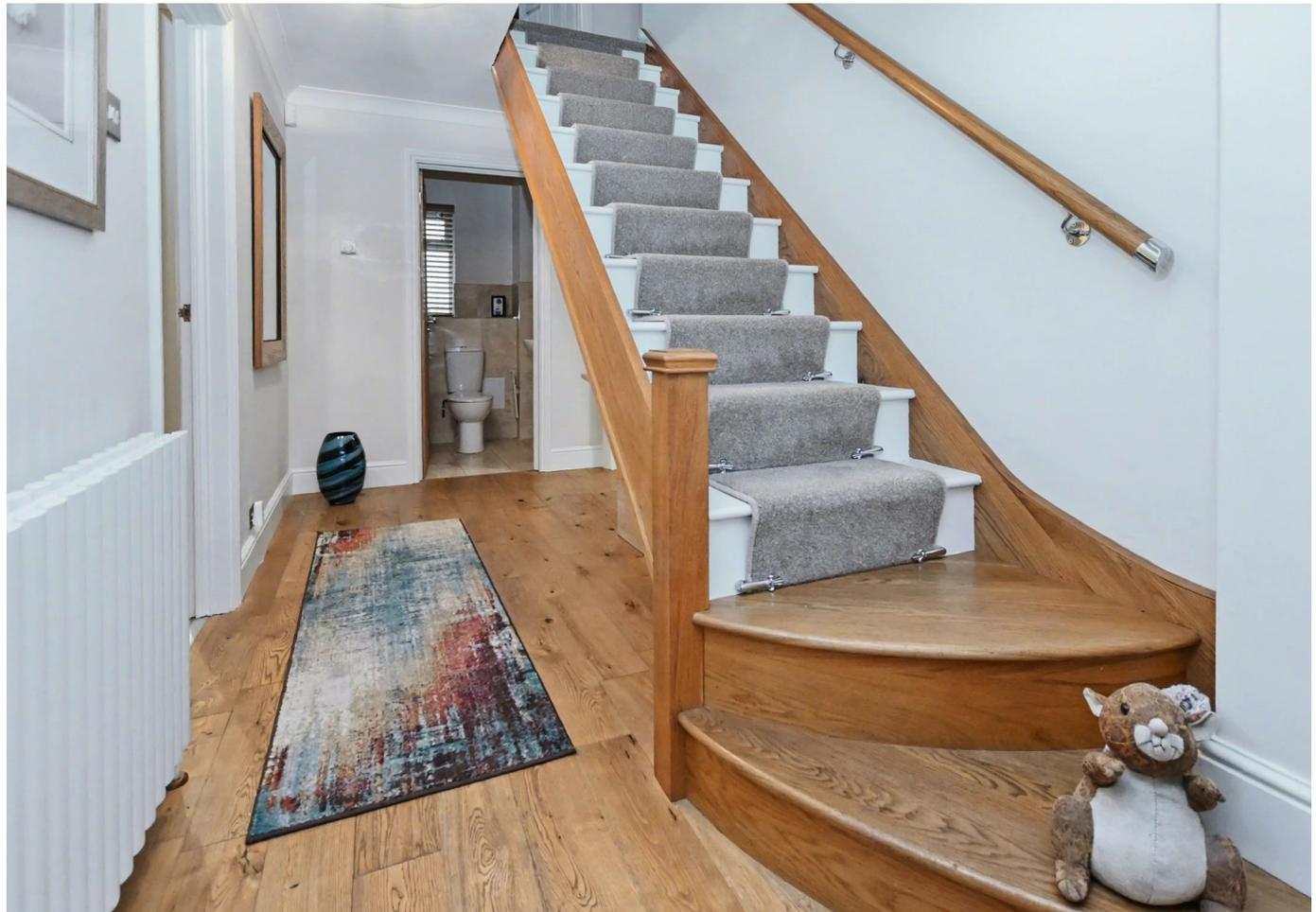
To the front of the property there is ample off-street parking, while to the rear the home benefits from a generous size garden, mainly laid to artificial lawn for ease of maintenance.

Internally, the accommodation begins with a central entrance hall featuring oak internal doors leading to the ground floor rooms. The property boasts a stunning recently fitted modern kitchen, complete with a range of integrated appliances to remain, which is open plan to a bright orangery, creating an excellent family and entertaining space. From the orangery there is also access to the garage, which is currently utilised as a useful store/utility room.

To the opposite side of the hallway is a spacious through lounge, while a ground floor cloakroom completes the downstairs accommodation.

To the first floor there are four well-proportioned bedrooms together with a modern fitted family bathroom.

The property has been maintained to an exceptional standard throughout, and we would have no hesitation in recommending an internal viewing to fully appreciate the quality of accommodation on offer



### Hall

UPVC double glazed door at the side into the hall, space central entrance hall with wood-style Oak flooring, stairs to the first floor, Oak style wooden doors to the ground floor accommodation with door connecting to the cloakroom, radiator.

### Cloakroom

A two-piece suite comprising low-level push flush w/c, vanity unit with inset wash hand basin, double glazed window to the rear, tiling to the floor and walls in ceramics.

### Lounge

17'10x10'8 (5.44mx3.25m)

A spacious through lounge with large double glazed window to the front elevation, double glazed UPVC French doors connecting to the garden at the rear with adjacent double glazed windows to either side, Oak style laminate flooring, coved to flat plastered ceiling, two-column style contemporary radiators.

### Kitchen/Diner

17'10x10'5 (5.44mx3.18m)

Double glazed window to the front and side elevations, ample space if required for dining room table, open planned to the Orangery which is to the rear of the property, radiator, gloss tiling to the floor. An extensive range of modern fitted bespoke gloss grey units and drawers at base level with work surfaces over with breakfast bar area, inset ceramic hob, inset single drainer sink with mixer taps, integral washing machine to remain plus integral oven and microwave fitted and to remain. Matching units at eye-level and extractor unit

### Orangery

11'4x7'10 (3.45mx2.39m)

Double glazed bi-folding doors opening onto the garden at the rear, Oak style laminate flooring, radiator, flat plastered ceiling with a glass lantern roof, a door connecting to the storage area of the garage.



### First Floor Landing

Airing cupboard, access to loft, white panel doors off to the accommodation.

### Bedroom One

13'11x9'7 (4.24mx2.92m)

Double glazed window to the front, radiator, coved to flat plastered ceiling.

### Bedroom Two

10'9x9'7 (3.28mx2.92m)

Double glazed window to the front, radiator, coved to flat plastered ceiling.

### Bedroom Three

10'x8'1 (3.05mx2.46m)

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

### Bedroom Four

7'11x7'11 (2.41mx2.41m)

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

### Bathroom

A modern fitted three piece suite comprising white panelled bath with shower screen, low-level w/c with push flush, vanity unit with wash hand basin, chrome towel rail, tiling to the walls and floor in ceramics, obscure double glazed window to the rear.

### Front Garden

Ample parking to the front with access to the storage area of the garage.

### Rear Garden

Fairly secluded as it backs onto neighbouring bungalows, larger than average and fenced to the boundaries with modern decking area with the remainder being mainly laid to artificial lawn, access to the side.

### Store Room ( Rear of Garage)

9'5x8'2 (2.87mx2.49m)

Wood laminate flooring and a range of units and drawers at base level with a larder-style cupboard incorporating the fridge/freezer, which is to remain, flat plastered ceiling.

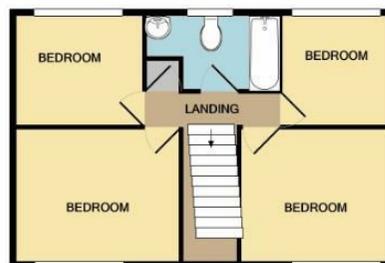
### Garage

This has been sectioned off with the garage section measuring 8'10 with electrically operated roller door. The rear has been sectioned off to create a utility area





APPROX. FLOOR  
AREA 869 SQ. FT.  
(80.8 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 468 SQ. FT.  
(43.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 1338 SQ. FT. (124.3 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metreplan (02/21)

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Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: [rp@richardpoyntz.com](mailto: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  
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