



130 Point Road, Canvey Island, SS8 7TQ

£315,000

RICHARD POYNTZ & COMPANY - Located towards the end of Point Road and within close proximity to Canvey's seawall, local shops, bus routes and schools is this spacious three-bed detached chalet style property. Externally there is ample block paved parking and a fairly secluded garden which is larger than average to the rear. The beautifully presented accommodation includes a lounge and dining room to



Hall

Composite entrance door connecting into a spacious entrance hall with stairs connecting to the first floor. White panel doors off to the lounge and dining room and double glass doors which open up into the kitchen, coved to flat plastered ceiling.

Lounge 15'8x11'11 (4.78mx3.63m)

An elegant lounge at the front of the property with UPVC double glazed window to the front elevation, two high level obscure double glazed windows to the side, feature fireplace with inset gas flame fire, wallpaper decor, coving to the ceiling, radiator.

Dining Room 15'8x8'5 (4.78mx2.57m)

Located at the front of the property with large UPVC double glazed window to the front and side elevations, radiator, coved to flat plastered ceiling. Storage cupboard

Kitchen 15'5x7'10 (4.70mx2.39m)

Double glazed UPVC window to the rear elevation, double glazed UPVC door opening onto the conservatory, laminate flooring. An outstanding modern fitted kitchen with Cream gloss units and drawers at base level with integral dishwasher and recess ideal for American style fridge/freezer, wood-style rolled edge work surfaces with inset 1¼ stainless steel drainer sink with mixer taps, inset four ring gas hob with oven under and overhead extractor unit, tiling to the splashback areas, coved to flat plastered ceiling with inset spotlights. Column style radiator.

Utility Area 7'10x3'10 (2.39mx1.17m)

Via an archway but remains open planned to the kitchen, wood laminate flooring, plumbing for a washing machine with work surfaces over, double glazed window to the rear elevation, further units to one side and from here access via a door into the ground floor shower room.

Shower Room

Obscure double glazed window to the rear. An outstanding fitted shower room with units and drawers at base level incorporating white sink with mixer tap and low-level w/c, to the other side is a walk-in double shower cubicle with glass screen and attached shower power, tiling to the floor, shower area and the remainder of the splashbacks. Column radiator, coving to the ceiling with inset spotlights.

Conservatory

Off of the kitchen with double glazed windows to two elevations, high pitched double glazed glass roof, laminate flooring, double glazed bi-folding doors opening up onto the garden.

First Floor Landing

Doors off to the accommodation

Cloakroom

Obscure double glazed window to the rear, low-level w/c plus butler style small sink with units under, white gloss tiling to half height of the walls.

Bedroom One 18'1x9'11 (5.51mx3.02m)

A good size through room, two radiators, UPVC double glazed window to the front and rear elevations and built-in wardrobes across one wall.

Bedroom Two 11'7x10'3 (3.53mx3.12m)

Double glazed window to the front elevation, radiator.

Bedroom Three 8'10x7'6 (2.69mx2.29m)

Double glazed window to the rear, radiator, textured ceiling, part wallpaper decor.

Front Garden

Block paved off-street parking to the front with side access to the rear garden.

Rear Garden

Much wider than average and quite secluded, fenced to the boundaries with a patio area immediately in front of the conservatory, the remainder being mainly laid to lawn to either side of a pathway with some shrubs to the boundaries, access to the garage.

Garage

No vehicular access as a window has been placed to the front, but ideal for storage.



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