



*7 Ferndale Crescent*

**richard  
poyntz**



7 Ferndale Crescent  
Canvey Island  
Essex  
SS8 0AR

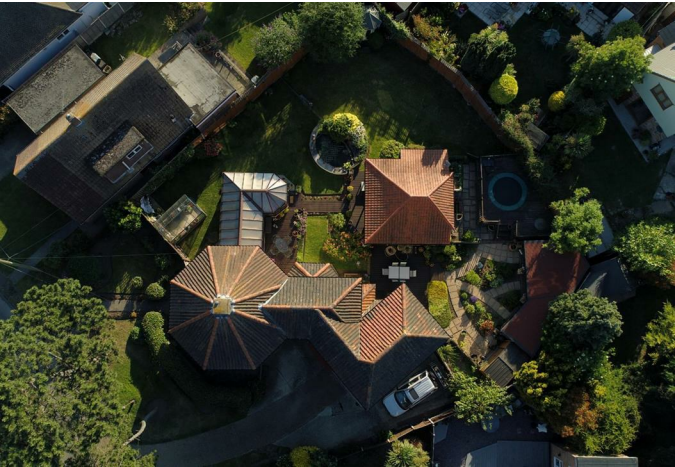
Price Range £585,000



RICHARD POYNTZ & COMPANY are delighted to have been appointed as Sole Agents to bring this outstanding property to the market. Indeed a truly unique opportunity to acquire a property that has rarely been offered for sale over the years and in our opinion consider that "Polders" is one of the most interesting properties that has to be seen on Canvey Island.

The unique Cottage has been superbly extended in recent years and stands in beautifully landscaped gardens much larger than average for the Island with various outbuildings particularly the Summerhouse Annexe giving a kitchen, lounge, bedroom and shower room, w/c. Originally an octagonal (8 sided) Dutch Cottage with two first floor double bedrooms with the extension giving a further large double bedroom which could be used to give a further first-floor lounge and completing the first floor is an outstanding modern bathroom with separate shower cubicle. On the ground floor in the original part of the cottage is the dining room and lounge which has been added, a very spacious double glazed conservatory which overlooks the garden. Completing the accommodation is the kitchen, ground floor shower room and hall/utility area and this, in turn, connects to the garage.

Most certainly a property that must be fully inspected to appreciate the many outstanding features.



GUIDE PRICE £600,000 to £650,000

- \*\* One of the most popular areas of Canvey Island
- \*\* Unique property offered for sale - Dutch style extended part timber-framed cottage
- \*\* Three double size bedrooms
- \*\* Lounge, dining room and double glazed conservatory
- \*\* Modern kitchen with range oven to remain
- \*\* Utility area and garage
- \*\* Ample off-street parking for up to seven vehicles
- \*\* Much larger than average and beautifully landscaped garden
- \*\* Large summer house/annexe accommodation with bedroom, en-suite, kitchen and lounge
- \*\* Outdoor covered entertaining area with lighting.

**Entrance Lobby / Utility Area**

Double glazed entrance door into the entrance lobby/utility area, tiling to the floor, wood panelled door opening onto the garage, UPVC stable door opening onto the garden at the rear, further glazed window to the rear elevation, rolled edge worktops with space for domestic appliances including plumbing for washing machine, units at eye-level, wall mounted gas fired boiler, steps up the kitchen and the remainder of the accommodation.

**Ground Floor Shower Room**

A modern three piece suite comprising low-level w/c, pedestal wash hand basin and corner tiled shower cubicle with shower, tiling to the walls in ceramics, obscure window to the side elevation.

**Kitchen**

13'8 max x 11'6max (4.17m max x 3.51mmax)  
Double glazed windows to the rear and front elevations. A modern range of units and drawers at base level with work surfaces over, inset range style cooker to remain, space for fridge, tiling to the splashbacks. Matching units at eye-level, flat plastered ceiling with inset spotlights, tiling to the floor. The part wood door connecting to the dining room.

**Lounge**

15'4 max x 13'1 max (4.67m max x 3.99m max)  
An irregularly shaped lounge with a wooden door opening to the front and further double glazed windows to the side elevations, cast iron feature fireplace, flat plastered ceiling, radiator, step down into the conservatory.

**Dining Room**

18'2 max x 12'3 max (5.54m max x 3.73m max)  
Double glazed windows at angles to the front elevation, radiator, stairs to the first floor, open fireplace with cast iron surround and opening through to the lounge.



**Conservatory**

19' max x 14'4 x 8'8max (5.79m max x 4.37m x 2.64mmax)

"L" shaped UPVC double glazed conservatory, spacious in size with tiling to the floor, double glazed windows to the rear elevations overlooking the rear garden, UPVC panelled raised pitched ceiling, radiator, double glazed French doors opening onto the rear garden.

**Landing**

Window to the front, doors off to the accommodation, storage cupboard.

**Bedroom One**

15'8x10'7 max (4.78mx3.23m max)

Irregular in shape with double glazed windows to two elevations, part wallpaper decor, radiator

**Dressing Room Area**

10'9x6'4 (3.28mx1.93m)

Double glazed window to the front, radiator.

**En-Suite W/c**

Low-level w/c with push flush, pedestal wash hand basin with chrome mixer tap, tiling to the floor and walls in ceramics plus storage cupboard.

**Bedroom Two**

19 maxx17'3 max (5.79m maxx5.26m max)

A good size through room with a raised area for the bed, flat plastered ceiling with spotlights, access to the loft, vertical column radiator, double glazed windows to the front and rear elevations.

**Bedroom Three**

11'5 max 10'7 max (3.48m max 3.23m max)

Double glazed window to the side elevation, part wallpaper decor, radiator and feature fireplace.

**First Floor Bathroom**

11'3 x 5'7 (3.43m x 1.70m)

An outstanding modern white suite comprising low-level w/c, large bath plus twin vanity units with butler style mounted sinks, recessed area with large shower cubicle, tiling to the floor and walls in tasteful ceramics, chrome mounted towel rail, double glazed obscure window to the side.

**Front**

Ample off-road parking to the front for up to seven vehicles with lawned garden and mature trees/shrubs.

**Rear Garden**

Beautifully maintained and much large than average with landscaped gardens raised ornamental pond, plus decked area and a covered entertainment area, two sheds and a greenhouse to remain plus detached self-contained Summer House/Annexe accommodation.

**Summer House / Annexe**

**Annexe Lounge Area**

10'5x8'9 (3.18mx2.67m )

Double glazed windows to three elevations, part wallpaper decor. A door from here connects to the bedroom.

**Annexe Kitchen Area**

9'6x5'6 (2.90mx1.68m)

With vintage cooker to remain, units at eye and base level, radiator.

**Annexe Bedroom**

8'8x5'11 (2.64mx1.80m)

Window to the rear and access to an en-suite shower room.

**Annexe Shower Room**

Shower cubicle plus low-level w/c.

**View from First Floor**

**Plan of Property**

**Covered Entertainment area**







Total area: approx. 213.5 sq. metres (2297.8 sq. feet)

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