



26 Geylen Road



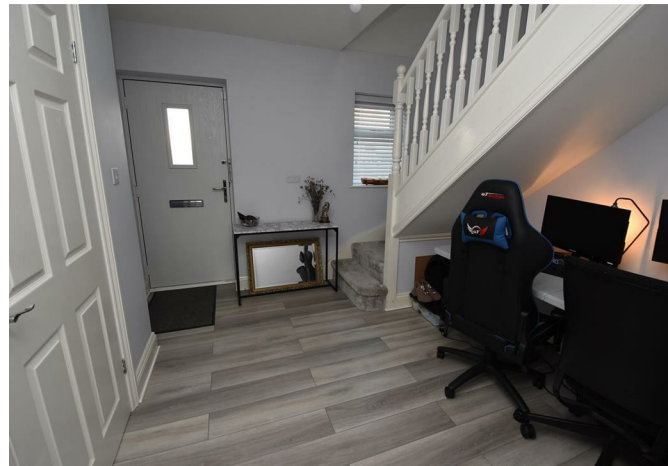
**RICHARD
POYNTZ**

26 Geylen Road Canvey Island Essex SS8 8JN

Offers In Excess Of £290,000



Richard Poyntz & Company have pleasure in offering for sale this truly outstanding and rarely available, much larger than average one bedroom semi-detached house. We feel with the size of the accommodation on offer this is almost size-wise comparable to many two-bedroom properties. The property is approximately two years old and still has the remainder of the builder's guarantee, and is offered with NO ONWARD CHAIN. To the front of the property is a hardstanding/block-paved driveway with a carport. To the rear of the property is a good size and mainly lawned rear garden with a paved patio area. Internally there is a superb size reception hallway that could easily accommodate an office/desk for those who work from home. There is also a ground floor cloakroom, store cupboard and a door giving access to the truly stunning kitchen/lounge/family room. The kitchen is fitted with modern units at base and eye-level with built-in oven and hob to remain with ample room for table and chairs. To the first floor is a spacious landing with doors off to the remainder of the accommodation which includes a truly stunning and large master bedroom that spans to the front and rear of the property, a dressing room/office, and a truly stunning large three-piece family bathroom. The property also boasts UPVC double glazed windows and doors, and composite-style front door and gas fired central heating.



Hall

Composite entrance door to the front with obscure double glazed insets giving access to a spacious reception hallway, flat plastered ceiling, double glazed window to the front, radiator, doors off to the accommodation, store cupboard which also houses boiler and space for washing machine.

Cloakroom

Flat plastered ceiling, obscured UPVC double glazed window to the side, radiator, wood flooring, pedestal wash hand basin with chrome taps, tiling to the splashbacks, low level w/c.

Lounge/Kitchen/Family Room

23'9x18'2 (7.24mx5.54m)

Flat plastered ceiling, UPVC double glazed window to the rear plus UPVC double glazed obscured window to the side, French style UPVC double glazed doors to the rear with UPVC double glazed windows on either side and three radiators. KITCHEN AREA - Modern white units at base and eye-level with matching drawers all with chrome handles with black marble effect work surface over incorporating stainless steel drainer sink with

chrome mixer taps, four ring gas hob with oven under, glass splashback with matching upstand and tiling, Wood flooring, ample room for table and chairs, Feature fire surround in the lounge area

First Floor Landing

Flat plastered ceiling, double glazed Velux style window, carpet, doors off to the accommodation.

Bedroom One

17'8x9'11 (5.38mx3.02m)

A superb size double bedroom, flat plastered ceiling, UPVC double glazed windows to the front, radiator, carpet.

Dressing Room/Office

8'1x5'11 (2.46mx1.80m)

Flat plastered ceiling, radiator, carpet.

Bathroom

9'4x9'3 (2.84mx2.82m)

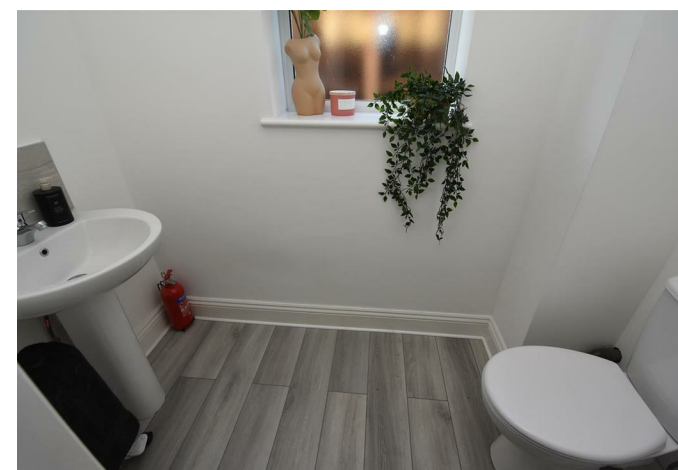
Flat plastered ceiling, obscured UPVC double glazed window to the front, radiator, tiling to the splashback areas, modern three-piece white suite comprising of paneled bath with chrome mixer taps, shower attachment, and glass screen, push flush w/c, pedestal wash hand basin with chrome mixer taps, tiled flooring.

Front Garden

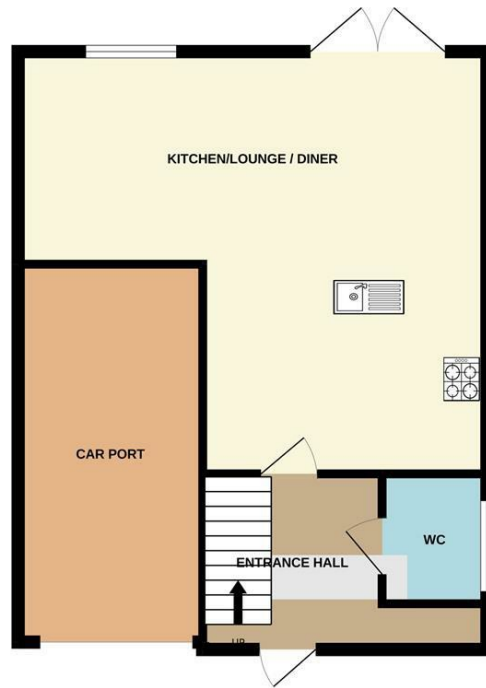
Block paved driveway with hardstanding area, carport, lawn, and shingle, fenced to the boundary.

Rear Garden

Paved patio area and pathway, remainder laid to lawn, fenced to the boundaries, gate to the side giving access to the front.



GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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