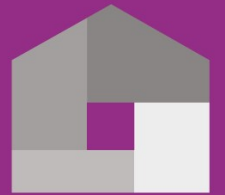




10 May Avenue



**RICHARD
POYNTZ**

10 May Avenue Canvey Island Essex SS8 7EE

£455,000



RICHARD POYNTZ & COMPANY have pleasure in offering for sale this attractive style deceptively spacious four bed detached chalet situated in a popular residential location off of Canvey's High Street and a short distance to the town center where you will find an array of shops, restaurants, schools and bus routes. The property in our opinion has been presented to a high standard by the current owners and offers spacious living accommodation throughout. The property is entered via a UPVC entrance door into a porch which leads onto a spacious hallway having doors off to a modern two piece cloakroom, superb size lounge located to the rear of the property, dining room with door giving external access, To the front of the property is a truly stunning modern kitchen/breakfast room with white shaker units at base and eye level with matching drawers and built-in oven, hob and extractor and also benefits from a breakfast bar area. To the first floor is a spacious landing with four well-proportioned bedrooms, three bedrooms are double with an en-suite to the master bedroom, superb three piece family bathroom. Externally at the time of inspection is a well maintained Westerly facing rear garden and to the front of the property is hard standing area providing off street parking and a garage which has power and light connected. Viewing comes highly recommended to appreciate the standard of accommodation on offer.



Porch

UPVC entrance door to the front with obscure double glazed insets giving access to the porch, flat plastered ceiling, half wood cladding to the walls, tiling to the floor, part glazed internal door giving access to a spacious hallway.

Hall

Coved to flat plastered ceiling, ceiling rose, half wood cladding to the walls, radiator with cover, stairs to the first floor. Doors off to cloakroom and lounge and opening to dining room and kitchen/breakfast room. Tiled flooring.

Cloakroom

Flat plastered ceiling, attractive half tiling to the walls, radiator, tiled floor, push flush low-level w/c, sink with chrome taps with cupboard under.

Lounge

21'4x14'6 max (6.50mx4.42m max)

Coved to flat plastered ceiling with ceiling rose, UPVC double glazed window to the rear and UPVC double glazed sliding patio doors giving access to the garden, two radiators, attractive half wood cladding to the walls, feature cast iron fire surround, tiled flooring

Dining Room

12'8x7'4 (3.86mx2.24m)

Coved to flat plastered ceiling with ceiling rose, glazed window to the side and half wood glazed door to the side, tiling to the floor

Kitchen/Breakfast Room

14'4x10'7 (4.37mx3.23m)

Coved to flat plastered ceiling, ceiling rose, glazed bay window to the front, radiator, opening to dining room, modern white Shaker units at base and eye level, marble effect working surface with matching breakfast bar incorporating five ring gas hob with extractor over, separate waist height double oven, 1½ drainer sink with mixer taps, tiling to the splash back areas, plumbing for washing machine and dishwasher, space for fridge/freezer, tiled flooring.

First Floor Landing

Coved to flat plastered ceiling with ceiling rose, access to loft, attractive half wood cladding to the walls, doors off to the remainder of the accommodation, carpet.



Bedroom One

14'5x10'10 (4.39mx3.30m)

Superb size master bedroom with coved to flat plastered ceiling with ceiling rose, UPVC double glazed window to the rear, radiator, carpet, door to en-suite.

En-Suite

Superb en-suite with coved to flat plastered ceiling with inset spotlights, obscure UPVC double glazed window to the side, radiator, attractive tiling to the walls and floor, modern three piece white shower suite comprising of pedestal wash hand basin with chrome taps, low level w/c, double shower enclosure with shower tray, glass screen and doors, wall mounted shower.

Bedroom Two

15'6x9'11 (4.72mx3.02m)

Further good size double bedroom, flat plastered ceiling, UPVC double glazed window to the front, radiator, carpet.

Bedroom Three

11'1x9'11 (3.38mx3.02m)

Another good size double bedroom with coved to flat plastered ceiling, ceiling rose, UPVC double glazed window to the rear, radiator with cover, carpet.

Bedroom Four

9'6x8'8 (2.90mx2.64m)

A further good size bedroom with a flat plastered ceiling, UPVC double glazed window to the front, built in cupboards which could also be utilized as a wardrobe with shelving area one of which houses the boiler, carpet.

Bathroom

Superb family bathroom with coved to flat plastered ceiling with inset spotlights, obscure UPVC double glazed window to the side, attractive modern tiling to the walls and floor, radiator, three piece white bathroom suite comprising of push flush low level w/c, sink with chrome mixer taps inset into vanity cupboard, panelled bath with chrome mixer taps and shower attachment.

Front Garden

Hardstanding area for off-street parking and this leads to the garage, step up to front entrance door fencing to the boundaries.

Rear Garden

Westerly facing rear garden which is mainly laid to lawn with patio area ideal for table and chairs, stepping stones which leads to a shed, large bedded area to the far end of the garden ,further bedded area for plants to either side, fencing to the boundaries, gate to the side giving access to the front of the property, outside tap.

Garage

Garage with up and over door.





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