



20 Chiltern Approach



20 Chiltern Approach Canvey Island Essex SS8 9SJ

£290,000

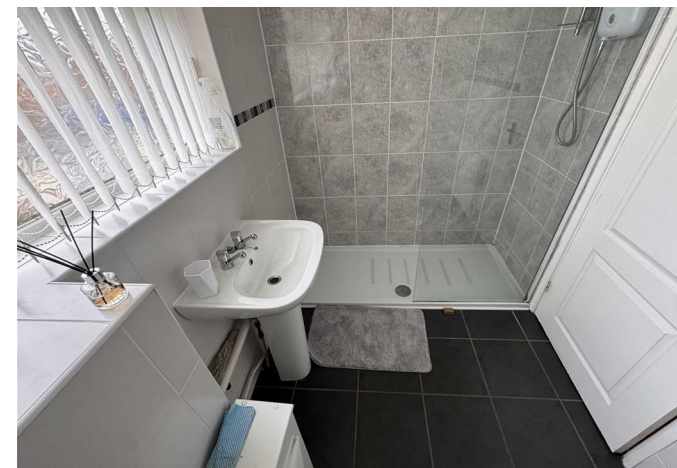


For Sale by Richard Poyntz: This charming property is conveniently located close to local schools, bus routes, and amenities, including a nearby Morrisons local store. Offered with no onward chain and keys held, it presents a fantastic opportunity for buyers looking for a well-positioned home.

The property boasts a spacious lounge, creating a welcoming first impression. To the rear, there is a lovely garden that backs onto a service road, offering potential for parking, subject to the addition of gates to the rear garden.

Further highlights of the property include gas heating, double glazing, and three spacious, well-proportioned bedrooms, making it ideal for family living. The modern shower room is a further appealing feature of this popular Lawrence Homes property.

This well-maintained home offers plenty of potential and is not to be missed.



Porch

Double-glazed entrance door with further door into the lounge

Lounge

18'2 max x 14'3 (5.54m max x 4.34m)

Lounge - an inviting, spacious open-plan kitchen diner bathed in natural light from the double-glazed window at the front, featuring stairs that elegantly ascend to the first floor, along with a thoughtful storage cupboard and a radiator

Kitchen Diner

18'1 x 8'5 (5.51m x 2.57m)

This kitchen diner spans the full width of the property and overlooks the garden. There is ample space for a dining room table, and the flank wall features charming wallpaper decor. The room has laminate flooring and coving along the ceiling, complete with spotlights.

An extensive range of units and drawers are located at the base level, with work surfaces

extending along three walls. It includes plumbing for a washing machine, a sink, and a gas hob, as well as an eye-level oven. The splashbacks are tiled, and additional units are at eye level, along with space and a recess for a fridge. Overall, it is a good-sized room.

First Floor Landing

Bedroom One

12'2 x 9'4 (3.71m x 2.84m)

Double-glazed window and radiator.

Bedroom Two

11'1 x 9'9 (3.38m x 2.97m)

Double-glazed window and radiator.

Bedroom Three

8'8 x 7'9 (2.64m x 2.36m)

Double-glazed window and radiator.

shower Room

A beautifully lit rear space features a double-glazed window, showcasing a modern suite with a spacious double shower cubicle, elegantly tiled walls, and a wall-mounted shower, complemented by a stylish pedestal wash hand basin and WC.

Front

In a small walkway position, blocked paved and wrought iron style gates enclose the front

Rear

The patio area features a pathway leading to the rear, with lawn gardens on either side of the path. The property is fenced along the boundaries and has the potential for parking, as it backs up to a service road. However, this would be subject to the relocation of the fences.



GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 853 sq.ft. (79.2 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.
Made with Metropix ©2025

Mirepresentation Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interded party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc., and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts



Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: 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
 Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.
 Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

