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**RICHARD  
POYNTZ**



## 54 May Avenue Canvey Island, SS8 7EU OIEO £435,000



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A truly charming and deceptively spacious detached residence that effortlessly combines elegant modern design whilst retaining its original character, creating a warm and welcoming home in one of the area's most sought-after settings. Positioned backing directly onto open playing fields, - the perfect backdrop for family life or simply unwinding at the end of the day.

Internally, the accommodation is both versatile and generously proportioned, beginning with spacious lounge/diner that offers ample room for both formal entertaining and everyday family living. With a stunning fitted kitchen, thoughtfully designed with quality integrated appliances. To the rear, a delightful conservatory provides a tranquil space to relax and enjoy the beautifully landscaped garden, which has been lovingly maintained. With the bedrooms located over the two floors, the master bedroom is a standout feature, complete with its own en-suite shower room and a private balcony — a perfect spot for morning coffee or evening sunsets while gazing across the garden and adjacent playing fields. There are two further well-sized bedrooms, with a contemporary family bathroom fitted to a high standard located to the ground floor. Externally, the property continues to impress with one of the best and mature gardens we have seen in recent years measuring approximately 90' in depth and back on to the fields with garage to the side with a powered assist door, providing secure parking and storage, along with a private driveway.

This is a rare opportunity to acquire a home that not only ticks all the boxes in terms of space and presentation but also offers a truly idyllic setting. An internal viewing is essential to fully appreciate everything this exceptional home has to offer

- \*\* Truly deceptively spacious family home occupying a much larger than average plot with an approximate 90ft rear garden and backing onto open playing fields
- \*\* Beautifully maintained by the current owner with modern design features whilst retaining the original character throughout the property
- \*\* One of the best mature and maintained rear gardens we have seen in recent times
- \*\* Superb Lounge/Diner 25'1 x 12" maximum
- \*\* Modern fitted kitchen with various integrated appliances
- \*\* Conservatory
- \*\* Three Bedrooms located over two floors with a superb balcony and an en-suite to bedroom one
- \*\* Garage 21ft in depth with power-assisted roller door
- \*\* Viewing strongly advised to avoid disappointment

### Entrance Porch

The property is approached via a central composite entrance door leading to the entrance porch with Oakwood flooring, storage cupboard ideal for coat and shoe storage with further obscure double glazed window to the front elevation, part glazed lead door leading to the main hallway.

### Entrance Hall



Glazed lead window to the front elevation, radiator, stairs connecting to the first floor accommodation with storage cupboard below, Oakwood flooring continued, power points, and panelled doors leading to the accommodation.

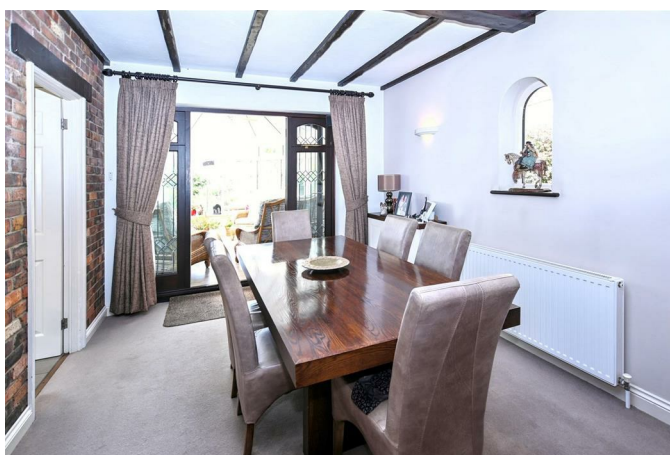
### Kitchen 13'7 x 9'8 (4.14m x 2.95m)



A superb modern fitted kitchen with UPVC double-glazed window to the rear and side elevations, half double glazed door to the side providing access, one and a quarter inset sink unit with waste disposal and with fitted drainer into Corian range of work surfaces to all sides, extensively fitted cream gloss units at base and eye level with pull out larder style cupboards, four ring inset electric hob with fitted extractor over, fitted oven and microwave to the side, integrated fridge freezer, dishwasher, washing machine and separate tumble dryer all to remain, ceramic tiling to floor, down lighting and various power points



**Lounge/Diner 25'1 x 12' maximum (7.65m x 3.66m maximum)**



outstanding -sized room with two UPVC double glazed windows to the side elevation, two radiators, tv and power points, lead glazed windows and matching French style doors leading directly onto the conservatory, exposed brickwork to one wall, matching brick built fireplance with gas point, beam work to the ceiling, provision for wall lights, ample space for six / eight seater table and chairs as required.

**Conservatory 12'4 x 11' (3.76m x 3.35m)**



Again, a lovely room with UPVC double glazed lead windows to three aspects with French style doors leading onto the garden, two radiators, ceramic tiled floor, pitched and transparent roof with fitted ceiling fan and power points.



**Ground Floor Bedroom Three/Study 13'3 x 9'9 (4.04m x 2.97m)**



A feature double glazed bow window to the front, Oakwood flooring, tv and power points, a range of fitted wardrobes and top boxes with display shelving to two walls, coved and flat plastered ceiling.

**Ground Floor Bathroom**



A modern design bathroom with tiled panelled corner bath with fitted shower and screening over, low level push flush wc, bowl style wash hand basin, ceramic tiled splashbacks, chrome heated towel rail and a ceramic tiled floor.



**First Floor Landing**



Double-glazed Velux-style window to one side, access to small airing cupboard, loft access with panelled doors leading to the accommodation.

**Bedroom One 12'2 x 9'1 (3.71m x 2.77m)**



UPVC double glazed French doors leading directly onto the balcony with radiator, downlighting, beam work to ceiling, range of fitted wardrobes and power points.





### En-Suite



Obscure double glazed window to the side elevation, modern suite comprising a low level push flush wc, square wash hand basin inset to a vanity unit below, fully tiled shower with screening, chrome heated towel rail, ceramic tiling to walls and floor, flat plastered ceiling, downlighting and extractor.

### Balcony 15'7 x 12'2 (4.75m x 3.71m)



A superb-sized balcony with tiled floor and safety fencing, external lighting and external tap, ample space for table and chairs as required.



### Bedroom Two 12'2 x 9'8 (3.71m x 2.95m)



UPVC double glazed window to the front elevation, radiator, tv and power points, range of built-in wardrobes to one wall.



### Exterior

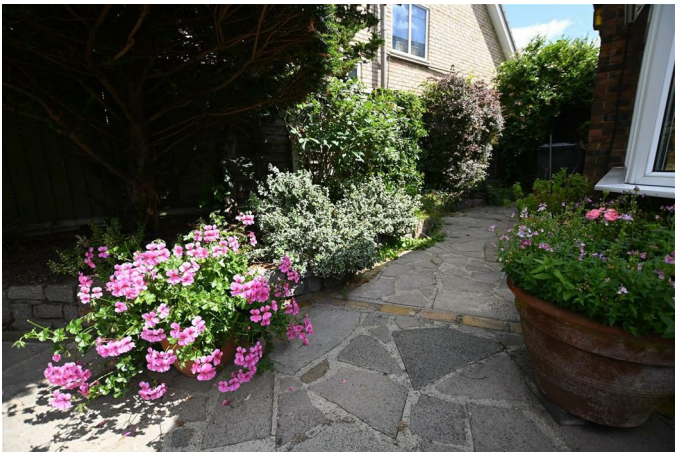
#### Rear Garden



As mentioned previously, the property benefits from a much larger than average plot measuring approximately 90ft in depth with one of the finest and well-maintained gardens we have seen in recent years, commencing with a paved patio seating area and pathways, and the remainder being laid to lawn, with mature and well-stocked trees, shrubbery & plants along with lawned spaces, two seating areas, external tap and external



lighting, gates to the rear with the potential to allow access onto the playing fields





**Front Garden**

Being mainly brick block and providing additional off-street parking for one to two cars, with established tree and shrubbery areas.

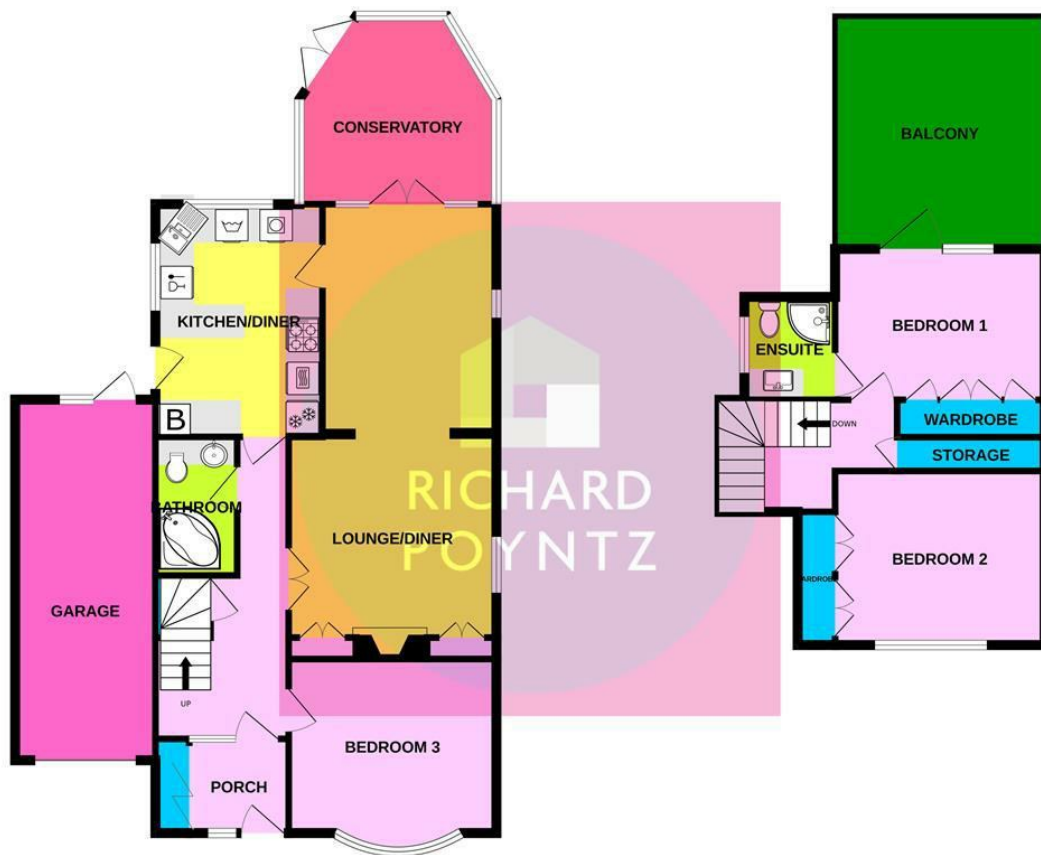
**Garage 21' in depth (6.40m in depth)**

With power and light connected, powered roller door to the front.



GROUND FLOOR  
1025 sq.ft. (95.2 sq.m.) approx.

1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.6 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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