



Four Jays Westcliff Gardens



**RICHARD
POYNTZ**

Four Jays Westcliff Gardens Canvey Island Essex SS8 7PJ

£400,000



Nestled in the tranquil cul-de-sac of Westcliff Gardens on Canvey Island, this impressive three-bedroom detached house offers a perfect blend of comfort and convenience. Just a stone's throw from the picturesque seafront and within easy reach of Leigh Beck Junior and Infants School, this property is ideally situated for families and those seeking a peaceful lifestyle.

The house is set on a generous plot, featuring a double garage and ample parking for approximately six vehicles, making it perfect for those with multiple cars or guests. The low-maintenance rear garden, which faces west, is paved, providing an ideal space for outdoor relaxation and entertaining. Upon entering, you are greeted by a porch that gives access to a spacious hallway, which has a large store cupboard. The hallway leads to a vast kitchen-diner, equipped with various built-in appliances, perfect for culinary enthusiasts. Adjacent to the kitchen is a practical utility room, enhancing the functionality of the home. The ground floor also boasts a stunning family bathroom and a large lounge, offering a comfortable space for family gatherings and relaxation.

Upstairs, you will find three generously sized bedrooms, all of which can accommodate double beds, ensuring ample space for family members or guests. The master bedroom features built-in wardrobes, while the second bedroom includes eaves storage, which could easily serve as a charming play den for children. Completing the first floor is a modern cloakroom, adding to the convenience of this well-designed home.

With UPVC double-glazed windows and doors throughout, along with gas-fired central heating, this property promises warmth and energy efficiency. Viewing is highly recommended to fully appreciate the size and potential of this delightful home.



Porch

UPVC entrance door to front with double-glazed insets giving access to a porch, the porch has a flat plastered ceiling, two UPVC double-glazed windows to the front next to the entrance door, and a door giving access to the hallway, carpet tiles to the floor.

Hallway

Coved textured ceiling, UPVC double-glazed window to the side elevation, radiator, stairs to first floor accommodation, doors off to the ground floor accommodation, and carpet.

Lounge

18'3 x 14'9 (5.56m x 4.50m)

Excellent-sized lounge with a coved textured ceiling, UPVC double-glazed patio doors to the rear elevation, UPVC double-glazed window to the side elevation, wallpaper decoration, feature fireplace, radiator, wood laminate flooring

Kitchen/Diner

21'1 x 10 (6.43m x 3.05m)

Has flat plastered ceiling with feature beams, two UPVC double-glazed windows to the front elevation, plus double glazed door to the rear elevation, radiator, modern white gloss units at base and eye level with matching drawers and rolled top worksurfaces over incorporating one and a quarter stainless steel sink and drainer with chrome mixer tap, space for range style oven with glass splashback and tiling to the remainder of the splashback areas, built in fridge freezer, open to the utility room

Utility Room

10 x 4'9 (3.05m x 1.45m)

Flat plastered ceiling, double-glazed window to the front and side elevations, rolled top worksurfaces, plumbing for washing machine and dishwasher, carpet.

Ground Floor Family Bathroom

Flat plastered ceiling, obscured UPVC double-glazed window to the rear elevation, tiling to walls, heated towel rail, tiling to the floor, modern three-piece white suite comprising a level handle wc, 'P' shaped panelled bath with chrome mixer taps and wall-mounted shower with a glass screen, sink with chrome mixer taps inset into a vanity unit.

First Floor Landing

Coved textured ceiling, loft hatch, UPVC double-glazed window to the side elevation, doors off to the accommodation, wallpaper decoration, and carpet.

Bedroom One

13'1 x 11'2 to wardrobes (3.99m x 3.40m to wardrobes)

Excellent-sized double bedroom with a coved textured ceiling, double glazed window to the front and side elevation, radiator, built-in wardrobes, wallpaper decoration, and carpet

Bedroom Two

14'4 x 9'10 (4.37m x 3.00m)

Again, a further excellent-sized double bedroom with a coved textured ceiling, two UPVC double-glazed windows to the side elevation, plus a UPVC double-glazed window to the rear elevation, radiator, opening to a store area/children's den ,carpet.

Children Play Den / Storage Area

6'6 x 4'6 (1.98m x 1.37m)

Carpet.

Bedroom Three

11'3 max x 9'11 (3.43m max x 3.02m)

Coved textured ceiling, UPVC double-glazed window to the rear elevation, wallpaper decoration, radiator, carpet

First Floor Cloakroom

Textured ceiling, obscure UPVC double-glazed window to the side elevation, half tiling to walls and wallpaper decoration, tiling to floor, modern two-piece white suite comprising an enclosed system push flush wc, large sink with chrome mixer taps into vanity unit.

Exterior

Rear Garden

Commences with a paved area with a sheltered pagoda over and steps down to a further paved area, railway sleepers for bedding, plants, shrubs, etc, fence to boundaries, gate to the side.

Front Garden

Large hardstanding driveway providing off-street parking for at least six vehicles, leading to a garage, lawn and hedging to the boundaries, and a step up to the entrance door.

Garage

16'5 x 16'2 (5.00m x 4.93m)

Excellent-sized garage with electric door, power and light connected, a half obscured double-glazed door that connects to the garden, and an obscured double-glazed window



GROUND FLOOR



1ST FLOOR



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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
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