



2, Fairlop Avenue



**2, Fairlop Avenue
Canvey Island
Essex
SS8 9DX**

£300,000



Richard Poyntz & Company have pleasure in offering for sale this truly outstanding modern design Two Bedroom Detached Bungalow situated in a popular residential location within Canvey Island and being a short walking distance to Canvey Town Centre, Jones's Corner shopping parade and with Schools, Shops and Bus routes all within easy reach. The property itself to the front has off-street parking, to the rear of the property is a stunning rear garden with lawn, raised decked area with incorporated seating, a good-sized Summerhouse/Office which has power and light and connected and a desk. Internally the property has a spacious hallway, two well-proportioned bedrooms, superb-sized lounge, a truly outstanding modern kitchen with Sage green units at base and eye level with matching drawers and all with Rose gold handles, built-in oven, hob and extractor (to remain), and completing the accommodation is an outstanding three piece family bathroom. The property also boasts UPVC double-glazed windows and doors, gas-fired central heating, viewing comes highly recommended.



Hallway

Composite style entrance door to front with obscure double glazed insets giving access to hallway, coved flat plastered ceiling, loft hatch, radiator, doors off to some of the accommodation, wood flooring.

Lounge

15'5 x 9'11 (4.70m x 3.02m)
Superb sized lounge, flat plastered ceiling, UPVC double glazed French style doors to rear giving access to the garden, radiator, door to kitchen and door to bedroom two, wood flooring.



Kitchen

11'4 x 6'9 (3.45m x 2.06m)
An absolutely stunning room that has a flat plastered ceiling with inset spotlights, half UPVC double glazed door to side, plus a UPVC double glazed window to the rear, radiator, tiling to splashback areas, tiling flooring, modern sage green units at base and eye level with matching drawers and rose gold handles, square edge worksurfaces over incorporating a four ring electric hob, oven under and extractor over, sink and drainer with rose gold style mixer taps, plumbing for washing machine and space for other appliances.

Bedroom One

14'4 into bay x 8'5 (4.37m into bay x 2.57m)

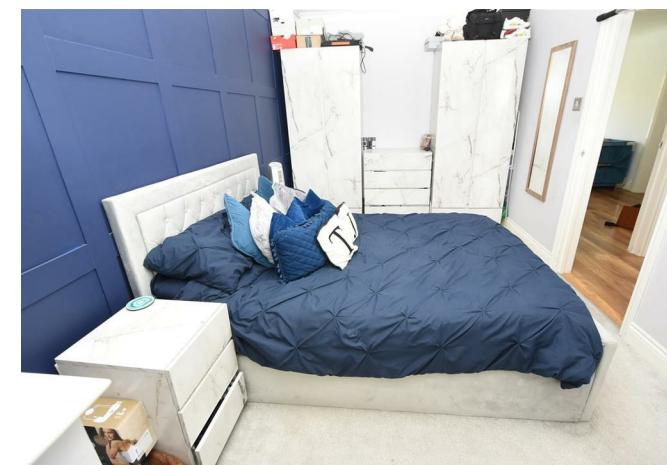
Outstanding sized double bedroom which has coved flat plastered ceiling, UPVC double glazed bay window to front, radiator, feature wood panelling to one wall, carpet.



Bedroom Two

16'2 x 7'3 (4.93m x 2.21m)

Again a further good-sized bedroom which has flat plastered ceiling, loft hatch, UPVC double glazed window to the front and to the rear, radiator, cupboard housing meters, carpet.



Bathroom

Another outstanding room which has a coved flat plastered ceiling, obscured double glazed window to front and to the side, chrome heated towel rail, tiling to splashback areas, wood flooring, modern three piece white suite comprising push flush wc, pedestal wash hand basin with chrome taps, panelled bath with chrome taps and wall mounted shower over the bath and glass shower screen.

Exterior

Rear Garden

Step down from French Doors with hardstanding pathway, lawn with steps up to a good sized decked area which also incorporates some seating, fencing to boundaries, gate to side, outside tap and lighting, Summerhouse (to remain) and we understand this has power and light connected with a built-in desk.



Front Garden

Hardstanding driveway providing off street parking, hardstanding pathway around the property, step up to entrance door, remainder of the garden is laid to lawn.

GROUND FLOOR



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 misdescription. The floorplan is for general guidance purposes only and is not to scale. It is not intended for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given.
Made with Homeplan 2014

Misrepresentation 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 interested 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.

