



*29 Ruskoi Road*



**RICHARD  
POYNTZ**



# 29 Ruskoii Road Canvey Island Essex SS8 9QN

£380,000



Attractive four-bedroom semi-detached family home conveniently located towards the edge of the Island and proving good access to and from Canvey with Morrisons Local located close by, and the added benefit of bus routes providing direct access to Benfleet Railway Station. Features include an entrance hall connecting to a modern and spacious kitchen/diner to the front with ample room for six seater table and chairs, an elegant lounge to the rear with double glazed French doors leading directly onto the rear garden, and a convenient ground floor cloakroom. On the first floor are four well-proportioned bedrooms, with three of the rooms having fitted wardrobes, and completing the accommodation is a three-piece family bathroom. The property benefits from a thorough plot providing a much larger than average patio and lawned rear garden with a garage to the rear plus off-street parking for two vehicles. Viewing comes strongly advised.



## Porch

Composite entrance door with obscure double-glazed panels leading to the porch. Radiator, double glazed window to the side, laminate wood flooring, part glazed door leading to the hallway.

## Hall

Laminate wood flooring, stairs to the first floor with cupboard below, textured ceiling, part double glazed door providing access to the side of the property, and further panel doors off to the accommodation.

## Cloakroom

Obscure double glazed window to the side, suite comprising of low-level flush w/c, wall mounted wash hand basin with ceramic tiled splashbacks.

## Kitchen/Diner

17'5x9'7 (5.31mx2.92m)

UPVC double glazed Georgian style window to the front elevation, 1¼ stainless steel sink unit inset to a range of rolled edge work surfaces to three sides with light finished units at base and eye-level, space for cooker with fitted extractor over which is to remain, housing for fridge/freezer, plumbing and space for washing machine and tumble dryer, larder style cupboard, radiator, laminate wood flooring, splashback tiling. Ample space for six seater table and chairs. Radiator, laminate wood flooring.

## Lounge

16'1x12'1 (4.90mx3.68m)

UPVC double glazed window and matching French doors overlooking and providing direct access onto the rear garden, two radiators, TV and power points, dado rail, textured ceiling.





### First Floor Landing

UPVC double glazed window to the side, access to the loft via hatch, door to airing cupboard housing hot water tank and shelving, panel doors off to the accommodation.

### Bedroom One

14'5x7'3 (4.39mx2.21m)

UPVC double glazed Georgian window to the front, radiator, power points, TV point, dado rail, laminate wood flooring, a range of fitted wardrobes to one wall.

### Bedroom Two

16'1x7'3 (4.90mx2.21m )

A good size second bedroom with UPVC double glazed window to the rear, radiator, power points, TV point, and natural finished floorboards.

### Bedroom Three

9'3x8'4 (2.82mx2.54m)

UPVC double glazed window to rear elevation, radiator, power points. A range of fitted wardrobes, TV and power points.

### Bedroom Four

11'6x5'2 increasing to 6'5 (3.51mx1.57m increasing to 1.96m)

UPVC double glazed Georgian style window, radiator, power points, dado rail, TV point, natural finished floor boards, fitted wardrobes.

### Bathroom

Obscure double glazed window to the side. A white suite comprising of paneled bath with shower mixer taps, and fitted shower over with screen. Pedestal wash hand basin, low-level w/c, radiator, ceramic tiling to the walls, textured ceiling.

### Front Garden

Mainly laid to lawn with pathway to the front door.

### Rear Garden

As mentioned previously the property benefits from a through plot providing a much larger than average garden to the rear, commencing with paved patio and pathways with the remainder being laid to lawn, side pathway and gate proving access, external tap, various timber sheds to the rear, further timber gate providing access to the rear of the garden.

### Garage

Single garage with power and light connected with up and over door, driveway for a minimum of two vehicles located to the rear of the property.



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