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ESTATE AGENTS & VALUERS

**richard
poyntz**

£270,000



26. Ambleside Walk, Canvey Island, Essex, SS8 9TD

Attractive three bedroom end-terraced family home presented in superb condition by the current owners and being located on the popular Lawrence Home Development. Features include spacious lounge to the front with feature bow window, modern fitted kitchen/diner with various integrated appliances and ample space for six-seater table and chairs, three well-proportioned bedrooms to the first floor and an outstanding family bathroom.

The property also benefits from UPVC double glazing and gas heating via radiators as well as externally a landscaped patio and lawned rear garden with garage in a block located at the side plus the added bonus of additional off-street parking to the front for two vehicles. Viewing comes strongly recommended to avoid any disappointment.



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- Attractive three bedroom end-terraced family home
- Situated in the popular Lawrence Home development
- Offering well presented accommodation throughout
- Spacious lounge with feature bow window
- Kitchen/diner with various integrated appliances and ample space for six seater table and chairs
- Three well proportioned bedrooms to the first floor
- Outstanding family bathroom
- Landscaped patio and lawned rear gardens
- Garage in block located to the side
- Additional off-street parking to the front for two vehicles

Composite entrance door with obscure double glazed panel leading to the lounge

Lounge 18'2x14'2 (5.54mx4.32m)

Stairs to the first-floor accommodation with various storage cupboards below, coved to flat plastered ceiling with downlighting, feature UPVC double glazed bow window to the front elevation, radiator, TV and power points. Open plan to the kitchen/diner.

Kitchen/Diner 18'3x8'7 (5.56mx2.62m)

A good size room with UPVC double glazed window overlooking the rear garden and double glazed patio doors providing direct access. Carpet to the dining area, 1¼ stainless steel single drainer sink unit inset to a range of rolled edge working surfaces with light wood finished units at base and eye level to three sides, wall-mounted concealed boiler, inset hob and matching oven below and extractor over to remain, plumbing and space for washing machine, integrated fridge/freezer and integrated dishwasher to remain. Ceramic tiled splashback to the kitchen area, glazed eye-level display cabinets, ample space for six-seater table and chairs.

First Floor Landing

Coved and flat ceiling, access to loft via hatch, panel door to airing cupboard housing hot water tank and storage. Panel doors off to the accommodation.

Bedroom One 11'2x11' plus door recess (3.40mx3.35m plus door recess)

UPVC double glazed window to the front, radiator, coved to flat plastered ceiling.



Bedroom Two 12'2x9'8 plus door recess (3.71mx2.95m plus door recess)

UPVC double glazed window to the rear elevation, radiator, power points, coved to flat plastered ceiling.

Bedroom Three 8'17'8 (2.44m'2.44m)

UPVC double glazed window to the front, radiator, power points, flat plastered ceiling.

Bathroom

Outstanding bathroom with UPVC double glazed window to the rear and suite comprising of "Pea" styled tiled panelled bath with fitted shower over and screening, low-level push flush w/c, modern fitted large fitted wash hand basin inset to vanity unit below, anthracite heated towel rail, complementary ceramic tiling to the balance of walls and floor, flat plastered ceiling with down lighting.

Front Garden

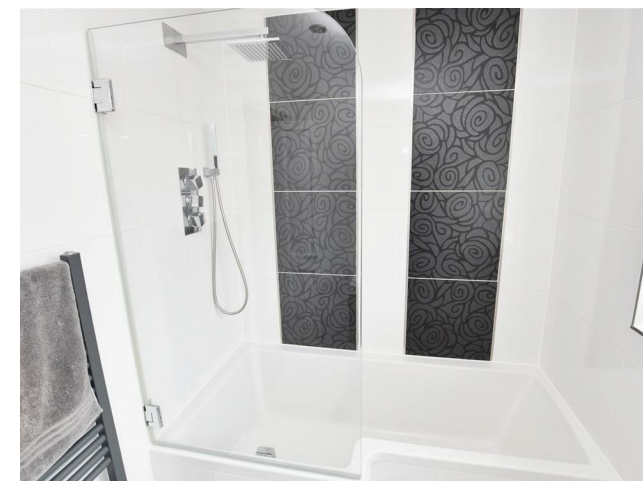
Being mainly laid to lawn with an attractive white picket fence, additional off-street parking to the front for two vehicles.

Rear Garden

Landscaped rear garden commencing with paved patio area with a central lawned garden with established raised borders, timber built Bar and fitted seating area, external tap and lighting, side gate providing access to the front and personal door providing access to the garage.

Garage

Located to the side of the property in a block, single garage with up and over door.



EPC Band - C

To view the EPC please log on to www.epcregister.com or contact our office