



28.. Champlain Avenue



**RICHARD
POYNTZ**

28.. Champlain Avenue Canvey Island Essex SS8 9QL

Offers In Excess Of £340,000



Situated in the heart of Winter Gardens and within easy reach of local schools is this spacious and well-presented four-bedroom semi-detached home.

Positioned along a lawned green pathway with no road directly in front, the home offers a peaceful and family-friendly setting. It also benefits from a through plot with parking and a garage to the rear, providing both practicality and privacy.

Inside, the property features a generous lounge to the front, a modern "L"-shaped kitchen/diner to the rear perfect for family living, and a ground floor cloakroom/WC for added convenience. Also on the ground floor is the fourth bedroom, offering flexibility for guests, a home office, or playroom use.

Upstairs, there are three well-proportioned bedrooms and a modern fitted family bathroom, all maintained to a good standard.

This is a fantastic opportunity to purchase a versatile family home in a highly sought-after location, offering great access to schools, shops, and transport links.



Hall

Double;e Glazed entrance door

Cloakroom

A handy addition to the ground floor is this well-proportioned cloakroom/WC, fitted with a white two-piece suite comprising a low-level WC and vanity hand basin with storage beneath. A rear-facing frosted window provides natural light and ventilation, and the room also houses the Vaillant boiler, neatly positioned within a built-in cupboard. Finished with neutral tiling to the floor and part-panelled walls, this space offers both functionality and convenience for day-to-day family living.

Lounge

19'5 x 14'7 (5.92m x 4.45m)

This beautifully presented main living room offers a bright and welcoming space, perfect for relaxing or entertaining. Finished in

soft, neutral tones with attractive wood-effect flooring, the room features a large front-facing window that allows plenty of natural light and provides pleasant views of the green pathway outside. A stylish media wall houses the television, while elegant lighting and modern décor create a warm and homely atmosphere. The room comfortably accommodates a large corner sofa, making it ideal for families or social gatherings.

L Shaped Kitchen Diner

19'2 r 8'2 x 18'6 r 10'11 (5.84m r 2.49m x 5.64m r 3.33m)
modern and stylish "L"-shaped kitchen, beautifully fitted with white gloss units, wood-effect worktops, and complementary tiled flooring. Integrated appliances and contemporary black handles add a sleek, high-end touch, while the layout offers ample preparation and storage space. The room enjoys excellent natural light with a window and door overlooking and giving access to the rear garden, making it both functional and inviting — ideal for family living or entertaining.



Ground Floor Bedroom Four

12'8 x 9'9 (3.86m x 2.97m)

First Floor Landing**Bedroom One**

11'9 x 9'9 (3.58m x 2.97m)

Double Glazed and Radiator

Bedroom Two

12'5 x 10'1 (3.78m x 3.07m)

Double Glazed and Radiator

Bedroom Three

10'1 x 9'3 (3.07m x 2.82m)

Double Glazed and Radiator

Bathroom

The property benefits from a modern and fully tiled family bathroom, finished in sleek grey tones for a fresh, contemporary look. The suite comprises a panel-enclosed bath with overhead shower and glass screen, a pedestal wash hand basin, and a close-coupled WC. A frosted window to the rear allows for natural light and ventilation, while the clean lines and glossy tiled flooring complete the stylish presentation. Ideal for everyday family use, the space is both practical and attractively finished.

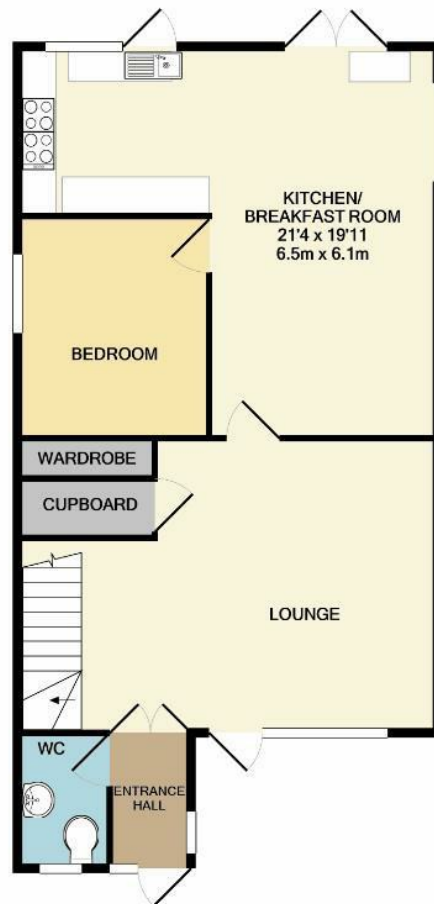
Garden

The rear garden has been attractively landscaped with low-maintenance living in mind, featuring a mix of raised planters, gravel borders, and a paved seating area ideal for outdoor entertaining. A decked patio directly outside the rear doors offers the perfect spot for relaxing in the sun, while the remainder of the garden is well-suited for families, with space currently used for children's play equipment including a slide and trampoline. Fully enclosed with gated access, this garden offers both privacy and practicality, with plenty of potential to enjoy as-is or further personalise.

Garage

Garage and Parking at the rear





GROUND FLOOR
APPROX. FLOOR
AREA 806 SQ.FT.
(74.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 561 SQ.FT.
(52.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1366 SQ.FT. (126.9 SQ.M.)

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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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