



44 Papenburg Road



**RICHARD
POYNTZ**

44 Papenburg Road Canvey Island Essex SS8 9NZ

£535,000

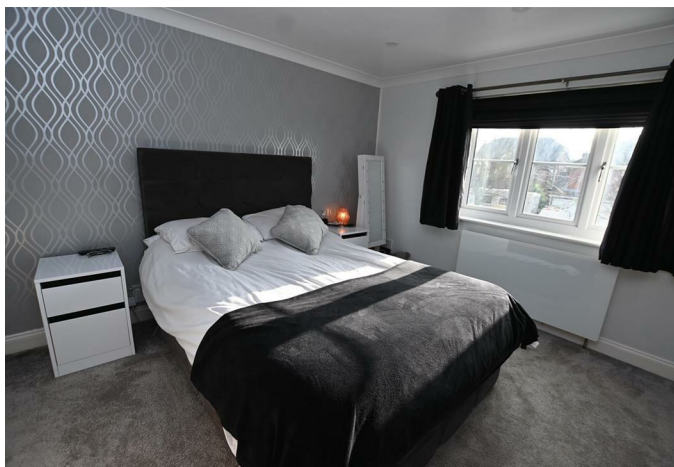
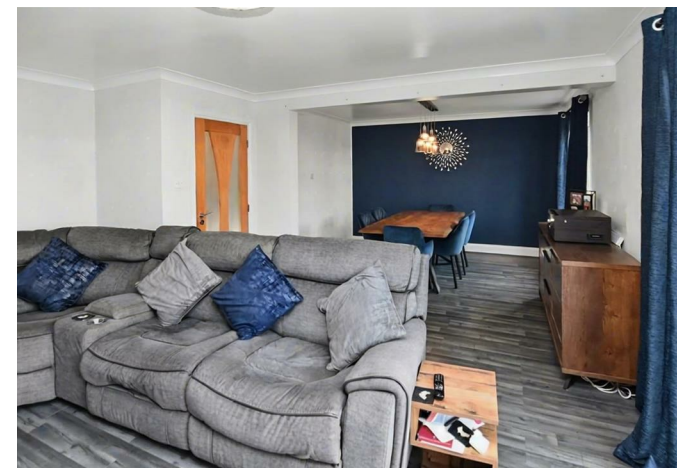


A well-presented four-bedroom detached family home, conveniently located in Castle View, offering excellent access on and off Canvey Island and within easy reach of local transport links, including the train station.

The property boasts four double bedrooms, including a principal bedroom with ensuite, along with a modern family bathroom. The ground floor features a spacious lounge, reception/dining area, and a stunning contemporary kitchen, ideal for modern family living.

Externally, the home benefits from low-maintenance gardens, ample off-street parking, a large integral garage, and a versatile summer house, perfect for use as a home office, hobby room, or additional storage.

A practical, well-laid-out home in a convenient location



Hall

Double-glazed entrance door into a spacious entrance hall with stairs connecting to the first floor, door to garage, door to kitchen, lounge and cloakroom, laminate style flooring, radiator.

Cloakroom

Double-glazed window to the side elevation, half tiled to the walls, vanity unit with an inset wash hand basin.

Lounge/Diner

24'2 x 15'1 (7.37m x 4.60m)

Across the full width of the rear of the property with double glazed window and large double-glazed French doors which open onto the rear garden, laminate flooring, coving to the ceiling and radiators.

Kitchen

15'6 x 8'10 (4.72m x 2.69m)

Double-glazed window to the front elevation, double-glazed door at the side, tiling to floors, contemporary white gloss units and drawers at base level incorporating wine cooler, fridge freezer, dishwasher and eye-level oven, slate style worksurfaces with inset five-ring gas hob, inset sink, dark grey units at eye level, coving to flat plastered ceiling.

First Floor Landing

Glass balustrade, double-glazed to the side elevation, oak-style fronted doors to the first floor accommodation, and access to the loft.

Bedroom One

15'6" reducing to 12'3" x 12'4" (4.72m reducing to 3.73m x 3.76m)

Double-glazed window to front elevation, built-in wardrobes, coving to ceiling, radiator, and access to the en-suite

En-Suite

Suite comprising low level wc, vanity unit with inset wash hand basin, and shower cubicle with wall-mounted shower, half-tiling to walls, and radiator.

Bedroom Two

13'3" x 11'1" (4.04m x 3.38m)

Double-glazed window to the front elevation, radiator, built-in wardrobes

Bedroom Three

14'8" x 8'10" (4.47m x 2.69m)

Double-glazed window to the rear elevation, built-in wardrobes, coving to flat plastered ceiling, and radiator.

Bedroom Four

11'10" x 8'11" (3.61m x 2.72m)

Double-glazed window to rear elevation, coving to flat plastered ceiling, laminate flooring, and radiator

Bathroom

Stunning four-piece bathroom suite with obscure shower cubicle and wall-mounted shower, glass-style heated towel rail, obscure double-glazed window to side elevation, unit incorporating low level wc and sink, floor-mounted bath with brass mixer taps.

Exterior**Front Garden**

Ample block paved parking to the front with side access

Rear Garden

Average in size and beautifully maintained, low-maintenance decked area with the remainder being mainly laid to artificial lawn, fencing to boundaries, external lighting, power points, and external tap, large summerhouse/bar, hot tub to remain.

Summerhouse/bar

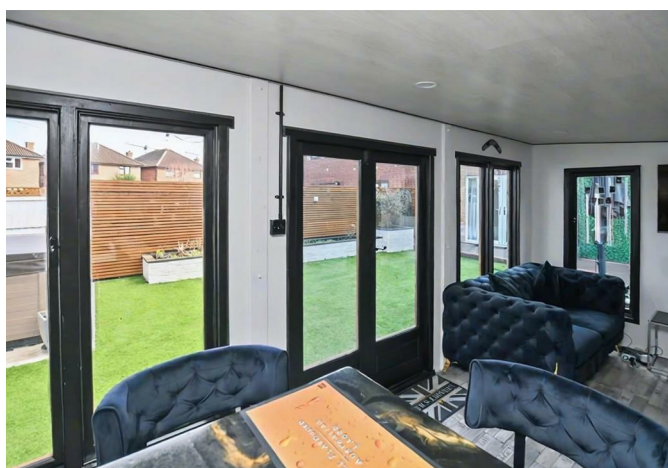
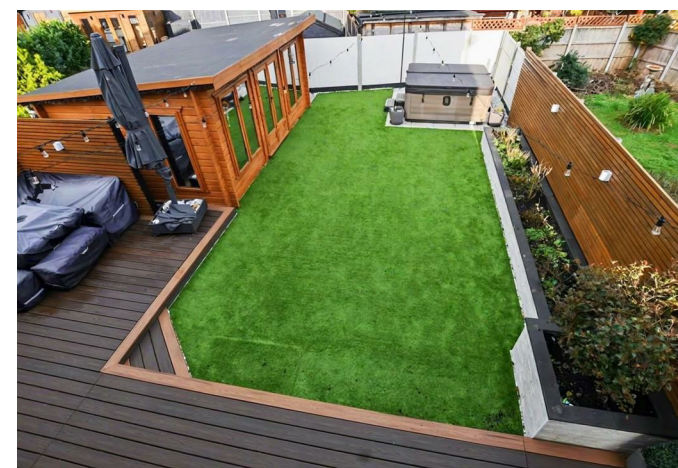
17'8" x 10' (5.38m x 3.05m)

Double-glazed windows and French doors opening onto the garden, and with power

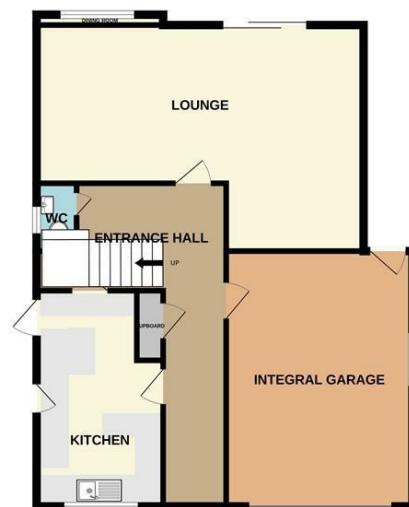
Garage

15'4" in length x 13'9" (4.67m in length x 4.19m)

Plumbing facilities for washing machine, rear door, access into the hall, and electric roller door



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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