



1 Pennial Road



**RICHARD
POYNTZ**

1 Pennial Road Canvey Island Essex SS8 9EA

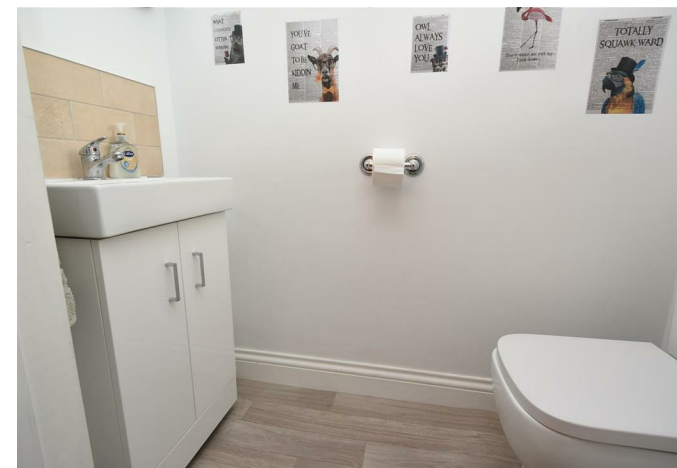
£425,000



Welcome to the beautiful four-bedroom property presented by Richard Poyntz and Co.. This property is in a popular residential area and conveniently located near Jones Corner and CANVEY ISLAND town centre. The property is designed stunningly and placed on a corner plot with off-street parking for 2/3 cars at the front and a detached garage to the rear. The lawn and paved garden offer a serene atmosphere for relaxation.

As you enter the house, a spacious hallway leads you to the first-floor accommodation. The lounge is excellent, with dual-aspect views and patio doors leading to the rear garden. The dining room connects to the kitchen, which has traditional-style units and a utility room. The ground floor is completed with a cloakroom.

Upstairs, four well-proportioned bedrooms await, one with an en suite shower room and a stunning three-piece family bathroom. The property is UPVC double-glazed with central gas-fired heating. Also, within the last year, the property has had all new windows and external doors, as well as a new boiler, fuse board, and new flooring in most rooms. We highly recommend viewing this property as it offers a fantastic opportunity.



Hall

UPVC entrance door to front with obscured double glazing and two further double glazed windows which are obscured either side, coved textured ceiling, feature wallpaper decoration to one wall, stairs to first floor accommodation with under stairs store cupboard, radiator, doors to lounge, kitchen and cloakroom, Vinyl flooring .

Cloakroom

Textured ceiling, upvc obscured double glazed window to front, modern two-piece white suite comprising of push flush WC and sink with chrome mixer tap inset into vanity unit with tiling to splash back and vinyl floor covering.

Lounge

23into bay x 11'5 (7.01minto bay x 3.48m)
Excellent size lounge with coved textured ceiling, ceiling rose, upvc double glazed window to front plus upvc double glazed patio door to rear giving access to the garden, two radiators, attractive feature wallpaper to one wall, feature brick fire surround, carpet, opening to the dining room.

Dining Room

10'1 x 9'4 (3.07m x 2.84m)
Coved textured ceiling, upvc double glazed window to rear, radiator, feature decorative wallpaper to one wall, carpet, door to kitchen.

Kitchen

11'8 x 10'5 (3.56m x 3.18m)
Coved textured ceiling, upvc double glazed window to rear, upvc half double glazed door to side, tiling to floor and splashbacks, traditional wood units at base and eye level with matching drawers and four glass display cupboards, work surface incorporates one and a quarter sink and drainer with chrome mixer taps, plumbing for washing machine, space for cooker with extractor over, door to utility room tiled flooring

Utility Room

5'9 x 4'5 (1.75m x 1.35m)
Textured ceiling, upvc double glazed window to front, work surface to one wall, cupboard and shelving, plumbing for washing machine, tiling to floor.



First Floor Landing

Coved textured ceiling, ceiling rose, loft, upvc glazed window to front, attractive feature wallpaper decoration to one wall, radiator, doors off to bedrooms and door to airing cupboard and has shelving for towels etc, carpet.

Bedroom One

12x 10'2 (3.66mx 3.10m)

Spacious double bedroom with coved textured ceiling, upvc glazed window to rear, radiator, feature wallpaper decoration to one wall, wood laminate flooring, door to en suite.

Ensuite Shower Room

Textured ceiling, upvc obscured glazed window to rear, radiator, part tiling to walls, three piece suite comprising of close coupled WC, sink with chrome taps, shower enclosed with a shower tray with glass door and wall mounted chrome shower, vinyl flooring.

Bedroom Two

10'3 x 8'7 (3.12m x 2.62m)

Good sized double bedroom coved textured ceiling, ceiling rose, upvc glazed window to the rear, radiator, featured decorative wallpaper to one wall, wood laminate flooring.

Bedroom Three

10'7 x 7'4

Good sized bedroom with coved textured ceiling, upvc glazed window to front, radiator, feature wallpaper decoration to one wall, wood laminate flooring.

Bedroom Four

8'7 x 7'4 (2.62m x 2.24m)

Good-sized single bedroom currently used as a dressing room, coved textured ceiling, ceiling rose, upvc glazed window to the front, radiator, laminate flooring.

Bathroom

Stunning bathroom with textured ceiling with in set spotlight, obscured double glazed window to rear, attractive modern contemporary style tiles to wall and floor, radiator, modern three piece white suite comprising of push flush wc, sink with chrome mixer taps into a vanity unit, bath with chrome mixer taps and separate wall mounted chrome shower.

Front Garden

Hard-standing driveway providing off-street parking for 2/3 cars with pathway with lawn either side, fencing to some of boundaries.

Rear Garden

Commences with hard standing area that could also be used for table and chairs if required, raised feature pond, lawn and bedding areas for plants etc, fenced to the boundaries and, gate to side giving access to to front of property further hard standing area in front of the garage.

Garage

The garage has an up-and-over door, power and light connected, and door gives access to the garden.

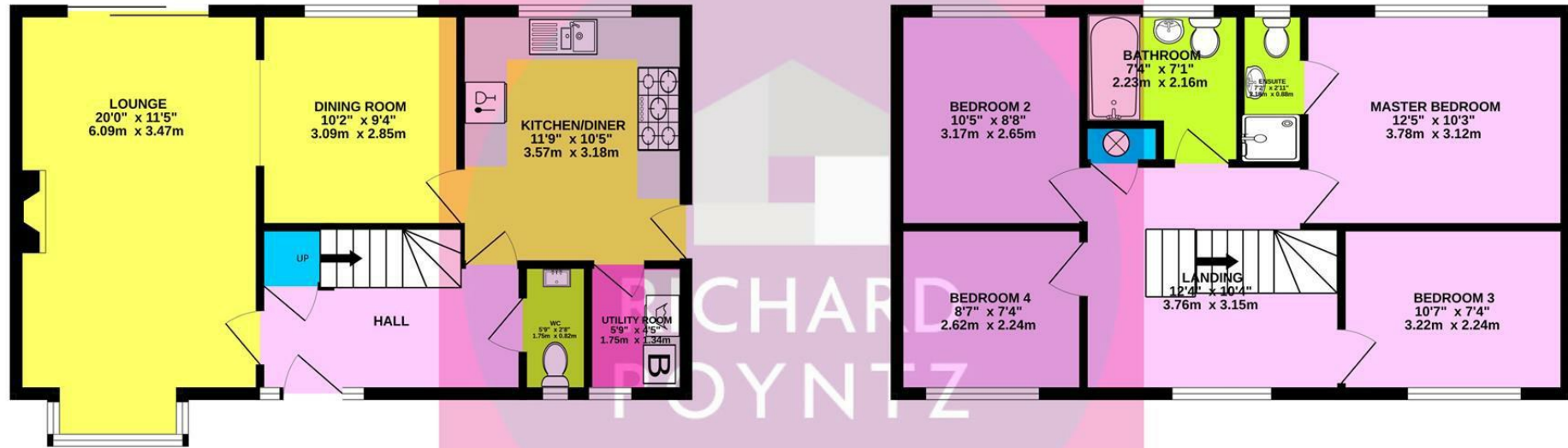
Agents Note

we understand from our client they have installed new windows and external doors early 2024 and as well as new flooring in most rooms, the seller in late 2023 replaced the boiler and fuse board.



GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.

1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.2 sq.m.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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