



43 Urmond Road

RICHARD  
POYNTZ

**43 Urmond Road  
Canvey Island  
Essex  
SS8 9AE**

**Offers In Excess Of £400,000**



Richard Poyntz & Company have pleasure in offering for sale this deceptively spacious large five-bedroom detached chalet with a separate dining room. Proudly positioned on a corner plot within a short distance to Canvey's town center with schools, shops, and bus routes all within easy reach. The property is offered with NO ONWARD CHAIN. To the front of the property is a superb size block paved driveway providing off-street parking for three/four vehicles, a low-maintenance rear garden that has an artificial lawn, and a separate outbuilding measuring an impressive 10'1" x 7'8". The property has a composite-style entrance door that leads to a good size hallway with an opening to a truly spacious dining room, from there is a superb size lounge, and bedroom three of the five bedrooms. Completing the ground floor accommodation is a stunning ground floor bathroom room. On the first floor off the landing with a superb size bedroom one which goes from the front to the back of the property, there is a good size fifth bedroom, and a stunning shower room. The property has been finished to a very high standard throughout, and viewing comes highly recommended.



#### **Hall**

Composite style entrance with obscure double glazed insets giving access to the hallway. Coved to flat plastered ceiling with inset spotlights, opening to the dining room, doors off to bedrooms two and three, and the kitchen, wood flooring

#### **Lounge**

16'2" x 12'4" (4.93m x 3.76m)  
Coved to flat plastered ceiling with inset spotlights, UPVC double glazed French style doors giving access to the garden with UPVC double glazed window to either side, carpet.

#### **Dining Room**

13'10" x 10'6" (4.22m x 3.20m)  
Again another spacious room, coved to flat plastered ceiling with inset spotlights, UPVC double glazed window to the side, radiator, spindled staircase to the first floor accommodation, door to the lounge, bedrooms three, and four, together with the bathroom, wood flooring.



#### **Kitchen**

13'6" x 8'10" (4.11m x 2.69m)  
An excellent size room, coved to flat plastered ceiling with inset spotlights, UPVC double glazed window to the side, store cupboard housing combination boiler, radiator, tiled laminate flooring. Modern gloss units at base and eye-level with matching drawers with square edge work surfaces over incorporating the stainless steel drainer sink with chrome mixer taps, tiling to the splashbacks, four ring electric hob with oven under, and extractor over, built-in fridge/freezer, washing machine, and dishwasher all to remain.

#### **Ground Floor Bedroom Two**

12'1" x 11'1" (3.94m x 3.63m)  
Excellent size double bedroom with coved to flat plastered ceiling, UPVC double glazed window to the front radiator, carpet.

#### **Ground Floor Bedroom Three**

11'10" x 9'11" (3.61m x 3.02m)  
Another good size double bedroom, coved to flat plastered ceiling, UPVC double glazed window to the front, radiator, carpet.

#### Ground Floor Bedroom Four

9'7x7'9 (2.92mx2.36m )

A good size bedroom which is currently being utilized as an office, coved to flat plastered ceiling, inset spotlights, UPVC double glazed window to the side, radiator, carpet.



#### Ground Floor Bathroom

Stunning modern and contemporary bathroom with flat plastered ceiling with inset spotlights, obscured UPVC double glazed window to the side, chrome heated towel rail, attractive modern tiling to the walls and floor, three piece white suite comprising of bath with chrome waterfall style mixer tap with separate wall mounted shower over the bath, and glass screen. Push flush w/c, pedestal wash hand basin with chrome waterfall style mixer tap.

#### First Floor Landing

Flat plastered ceiling with inset spotlights, UPVC double glazed window to the side, doors off to bedroom one and bedroom five, and shower room.

#### First Floor Bedroom One

19'4x9'5 (5.89mx2.87m )

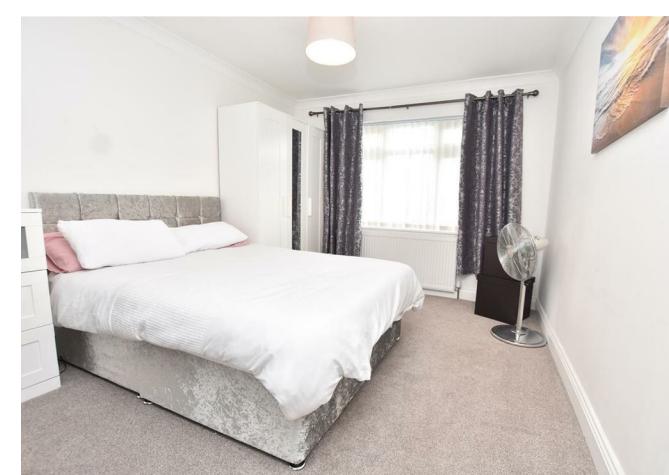
Superb size bedroom, flat plastered ceiling with inset spotlights, UPVC double glazed window to the rear, radiator, door to store cupboard, carpet.



#### First Floor Bedroom Five

9'2x8'4 (2.79mx2.54m )

Again a further good bedroom, flat plastered ceiling, UPVC double glazed window to the rear, radiator, carpet.



#### First Floor Shower Room

Flat plastered ceiling with inset spotlights, chrome heated towel rail, tiling to the splashback areas around sink and shower, tiling to the floor. A three piece white suite comprising of pedestal wash hand basin with chrome mixer taps, push flush w/c, shower tray with glass sliding doors and screen, wall mounted chrome shower.

#### Front Garden

Large block paved driveway providing off-street parking for approximately three to four cars, shingled area with various palm trees, fencing to some boundaries.

#### Rear Garden

Commences with a hard-standing pathway with raised decked area, and artificial lawn, raised bedding for plants, an outbuilding measuring 10'1x7'8, a shingled area, fenced to the boundaries and gate giving access to the front of the property.

GROUND FLOOR



1ST FLOOR



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Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: [rp@richardpoyntz.com](mailto:rp@richardpoyntz.com)  
Registered Office: Richard Poyntz & Company, 11 Knightsbridge 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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