



3 Limburg Road



**RICHARD
POYNTZ**

3 Limburg Road Canvey Island SS8 0QH

£375,000



No onward chain | Spacious two-bedroom detached chalet | Potential to create a third bedroom

This charming detached chalet offers plenty of character and versatility, ideally located close to West Canvey Marsh and the retail park, with excellent access on and off the island.

The ground floor features a welcoming hallway, a stylish shower room, a bright and spacious lounge that could easily be divided to create an additional bedroom or study, and a good-sized fitted kitchen overlooking the rear garden.

Upstairs are two well-proportioned bedrooms and a modern family bathroom.

Outside, the property enjoys a large rear garden — ideal for families or entertaining — and ample parking to the front, along with a large garage.

Finished to a lovely standard throughout with an elegant, homely feel, this property is offered with no onward chain, making it a perfect move-in-ready home or an opportunity to add your own touch.



Hall

UPVC double-glazed entrance door into the hall, storage cupboard, step up into the main hall with radiator, laminate flooring, and opening through to the kitchen and also the lounge.

Lounge

27'5 x 13'5 reducing to 9'11 (8.36m x 4.09m reducing to 3.02m)

This room could be split into two, the front section measures 12'6 x 9'11 could be put back into the ground floor bedroom or utilised as a separate dining room, the second section measures 13'5 x 14', double glazed

window to the front elevation and to the rear double glazed French doors opening onto the garden with double-glazed windows to either side, three radiators and some of the walls benefit from wallpaper decor, coving to the ceiling.

Kitchen

9' x 11' (2.74m x 3.35m)

Double-glazed window to the rear elevation, light coloured cream style units and drawers at base level with space for domestic appliances, granite style worksurfaces over with an inset stainless steel sink with chrome mixer tap, units at eye level, cupboards incorporating what could be space for a fridge freezer.

Ground Floor Shower Room

Obscure double-glazed window to the front elevation, walk-in shower cubicle with shower, large vanity unit with inset wash hand basin, chrome mixer tap incorporating a low-level wc, column vertical radiator, flat ceiling with inset spotlights.

First Floor Landing

Double-glazed window to the front elevation, split-level with wood-style panelled doors off to the two bedrooms and the bathroom.

Bedroom One

14'3 x 13'2 (4.34m x 4.01m)

Double-glazed to the rear elevation, mirror fronted wardrobes, access to the loft, and a radiator.

Bedroom Two

10' x 6'8 into door recess (3.05m x 2.03m into door recess)

Double-glazed to the rear elevation with a radiator under.

First Floor Bathroom

Suite comprising 'P' shaped panelled bath with shower screen and overhead shower, pedestal wash hand basin, chrome mixer tap, low level wc, tiling to splashbacks, chrome towel rail, flat plastered ceiling.

Exterior

Front Garden

There is ample parking available to the front of the property, some of which is fenced with low-level fencing and features patio areas.

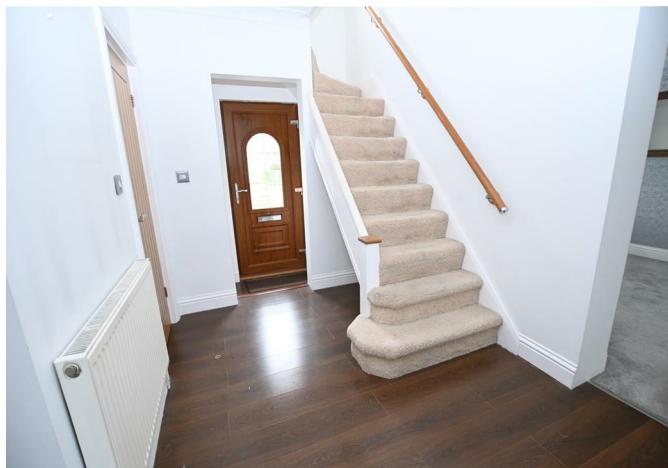
Rear Garden

Much larger than average and commences with a large decked area which spans the width of the property, with the remainder being mainly laid to lawn, fenced to the boundaries, an external shed, and a variety of shrubs to the boundaries.

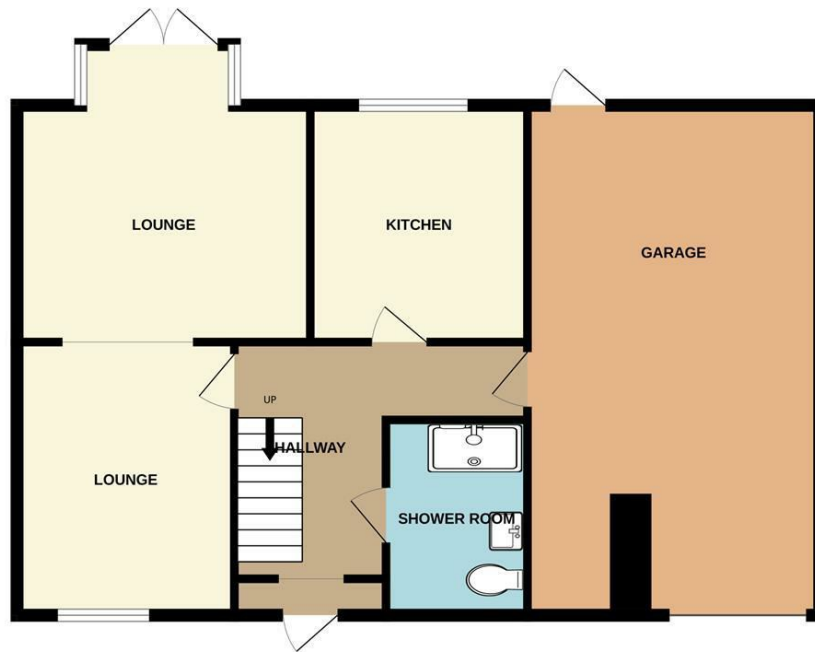
Garage

18' x 13'4 maximum measurement (5.49m x 3.96m[1.22m maximum measurement])

Access to the garage from the hallway, electric roller door, wall-mounted gas-fired boiler, and glazed door connecting to the garden at the rear.



GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 sq.m.) approx.

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