
50 Long Road
RICHARD
POYNTZ

50 Long Road
Canvey Island
Essex
SS8 0JJ

OIEO £650,000

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Located in one of Canvey's Islands most sought after locations and is conveniently located very close to the town centre, local bus routes, schools for all ages and the main doctor's surgery is this very spacious four bedrooms detached family home. The property occupies a much larger than average plot and is set back from the road by approximately 70ft providing extensive off-street parking all of which is block paved, in addition, there is a double garage with electric roller door.

The rear garden is very secluded and is 45ft in depth and the accommodation includes to the ground floor two lounges, separate dining room and utility room and completing the accommodation is the modern fitted kitchen with various appliances to remain plus a cloakroom. To the first floor are four good size double bedrooms, there is an en-suite shower room plus dressing area to the master bedroom and completing the first-floor accommodation is the modern fitted bathroom with bath plus shower cubicle.

The property is all very well presented and arrangements to view can be made by contacting our office on 01268 699599















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** Very spacious four bed detached family home
** Set back from the road by some 70ft providing extensive off street parking most of which is block paved
** Double size garage with electrically operated roller door
** Alarm system
** Gas fired central heating
** UPVC double glazed windows
** Lounge
** Second sitting room and separate dining room
** Modern fitted kitchen with oven, hob, waste disposal unit, dishwasher and fridge to remain
** 45ft Landscaped garden which is fairly secluded
** Four double size bedrooms
** En-suite shower room plus small dressing area to the master bedroom
** Family bathroom with bath plus separate shower cubicle
** Walking distance to Canvey's town centre for its shops, cafe's, restaurants and very close to local schools and doctors surgery

Hall
UPVC double glazed stained glass entrance door into a spacious hall with an adjacent double glazed stained glass window to the side, coving to the ceiling, stairs to the first floor, radiator, glass panel doors to the kitchen, lounge and dining room.

Lounge
17'2x14'3 (5.23mx4.34m)
UPVC double glazed bay window to the front elevation, two double glazed windows to the side, feature fireplace, dado rail, coving to the ceiling, two radiators, glass double doors connecting into the second sitting room. Dimmer switch

Second Sitting Room
11'6x10'9 (3.51mx3.28m)
Large double glazed UPVC window to the side, double glazed sliding patio doors opening onto the garden, coved to flat plastered ceiling, dado rail, radiator, dimmer switch.

Dining Room
11'3x10'7 (3.43mx3.23m)
Double glazed window to the front elevation, radiator, serving hatch through to the kitchen, coved to flat plastered ceiling, dimmer switch.

Kitchen
13'5x10'7 (4.09mx3.23m)
An extensive range of light wood style fronted drawers and units at base level to three walls with work surfaces over, inset four ring stainless steel gas hob with overhead stainless steel extractor unit, inset 1¼ stainless steel drainer sink with mixer tap and waste disposal unit, cupboard incorporating double oven, integral dishwasher and fridge fitted and to remain, tiling to the splashbacks. Matching units at eye-level, glass display cabinets, flat plastered ceiling with inset spotlights, double glazed stable door at the side connecting to the garden, small breakfast bar area.

Utility Room
7'5x6'9 (2.26mx2.06m)
Double glazed window to the rear, stainless steel sink with white units at eye and base level, textured ceiling, gas fired boiler.

Cloakroom
Two piece modern suite comprising of low-level w/c with vanity unit with inset wash hand basin, double glazed window to the rear, radiator.

First Floor Landing
15'7x7'2 (4.75mx2.18m)
A good size landing with UPVC double glazed window to the front elevation, coved to flat plastered ceiling with access to the loft, radiator. White panel doors off to the accommodation.

Bedroom One
12'3x11'9 (3.73mx3.58m)
Double glazed UPVC window to the front elevation, radiator, coved to flat plastered ceiling, wardrobes across one wall which are to remain. Dimmer switch.

Dressing Area
6'3x3'5 (1.91mx1.04m)
Dressing table, coved to flat plastered ceiling.

En-Suite
Double glazed obscure window to the side, chrome towel rail, low-level w/c, vanity unit with inset wash hand basin, large tiled shower cubicle with shower.

Bedroom Two
13'10x10'8 (4.22mx3.25m)
Double glazed window to the rear, dimmer switch, radiator, coved to flat plastered ceiling.

Bedroom Three
12'4x11'7 (3.76mx3.53m)
Double glazed window to the rear elevation, coved to flat plastered ceiling, radiator.

Bedroom Four
11'3x10'8 (3.43mx3.25m)
Double glazed UPVC window to the front elevation, radiator, dimmer switch, textured ceiling.

Bathroom
A modern four piece suite comprising of corner panelled bath, corner shower cubicle, vanity unit incorporating wash hand basin and low-level w/c with push flush, obscure double glazed window to the rear, radiator plus towel rail, tiling to the floor and walls in ceramics.

Front Garden
Set back from the road by 70ft giving extensive off-street parking all of which is mainly block paved, fencing to both sides, side gate to the rear garden, external power points shed to remain .

Double Garage
17'4x16'7 (5.28mx5.05m)
Electrically operated remote roller door with UPVC double glazed door and window to the side.

Rear Garden
45ft in depth (13.72mft in depth)
Two sheds and log cabin with hot tub, power to remain, large block paved patio area enclosing lawns with raised flower borders and pathway to another block paved patio area to the rear of the property. Well fenced to the boundaries.

Agent note
Vendor has replaced the boiler which is roughly a year old and insulated the loft all can be verified with your solicitor

Council Tax














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