
9 Magnolia Close
RICHARD
POYNTZ

9 Magnolia Close
Canvey Island
SS8 0GD








£450,000

5 3 3

A deceptively spacious five-bedroom detached house located on the desirable seafront. This impressive property spans three floors, offering ample living space for families or those who enjoy entertaining.

Upon entering, you will find a welcoming, spacious Lounge, separate dining room, and conservatory, which provide a perfect setting for relaxation and gatherings. The well-appointed kitchen and utility are designed for practicality and ease, making meal preparation a delight. Additionally, the ground floor features a convenient cloakroom, ensuring that guests are well accommodated.

The first floor boasts a family bathroom and three generously sized bedrooms, with an en-suite to the main bedroom, while the top floor is dedicated to two further bedrooms. Each bedroom is filled with natural light, creating a warm and inviting atmosphere throughout the home.

This property is offered with no onward chain, allowing for a smooth and efficient purchase process. With its spacious layout and prime location, this house is an excellent opportunity for those seeking a family home in a friendly community. Don't miss the chance to make this wonderful property your own



Hall
The property is approached via a central UPVC composite entrance door with obscure double-glazed panels leading to the entrance hall with stairs connecting to the first floor, radiator, coved and flat plastered ceiling, panelled door leading to the lounge

Lounge
20'6 x 10'8 (6.25m x 3.25m)
Feature UPVC double-glazed square bay window to the front elevation, two radiators, TV and power points, provision for wall lights, coved and flat plastered ceiling, square arch leading to the dining room

Dining Room
10'5 x 8'1 (3.18m x 2.46m)
Radiator, power points, coved and flat plastered ceiling, UPVC double-glazed French doors leading onto the conservatory

Conservatory
12' x 10' (3.66m x 3.05m)
UPVC double-glazed windows to three aspects and matching French doors providing access to the garden, radiator and power points, tiled laminate floor.

Kitchen
10'5 x 9' (3.18m x 2.74m)
UPVC double-glazed window to the rear elevation, single drainer sink unit inset to a range of rolled edge work surfaces to three sides with attractive matching units at base and eye level, inset four ring gas hob with matching oven below and extractor over, integrated fridge freezer and dishwasher, radiator, flat plastered ceiling with down lighting, ceramic tiling to the floor, splashback tiling to the walls, panelled door leading to a good size understairs storage cupboard, panelled door leading to the utility room

Utility Room
6'5 x 5'5 (1.96m x 1.65m)
Half double glazed door providing access to the garden, single drainer sink with rolled edge work surfaces, units at base and eye level, plumbing and space for washing machine and tumble dryer, radiator, ceramic tiled floor continued, tiled splashbacks, extractor fan, and flat plastered ceiling, panelled door leading to the cloakroom

Groundfloor Cloakroom
Obscure double-glazed window to the side elevation, low-level flush WC, pedestal wash hand basin with splashback tiling, radiator and flat plastered ceiling.

First Floor Landing
Double-glazed window to the front elevation, panelled door to airing cupboard, radiator, coved to flat plastered ceiling, panelled doors leading to the accommodation.

'L' shaped Bedroom One
16'9 x 11'1 maximum measurement (5.11m x 3.38m maximum measurement)
Two UPVC double-glazed windows to the rear elevation, radiator, TV and power points, laminate wood flooring, a range of mirror-fronted wardrobes to one wall, coved and flat plastered ceiling, panelled door leading to the en-suite

En-Suite
Obscured double-glazed window to the rear elevation, white suite comprising low-level flush WC, pedestal wash hand basin, large fitted shower with splashback screening and glass sliding door, chrome heated towel rail, flat plastered ceiling with downlighting and extractor, ceramic splashback tiling to walls.

Bedroom Two
13'9 x 9' max (4.19m x 2.74m max)
UPVC double-glazed window to the front elevation, radiator, laminate wood flooring, TV and power points, fitted wardrobes to one wall.

Bedroom Three
10' plus door recess x 8'9 (3.05m plus door recess x 2.67m)
UPVC double-glazed window to the front elevation, radiator, coved and flat plastered ceiling, power points.

Bathroom
Obscured double-glazed window to the side elevation, white suite comprising low-level flush wc, pedestal wash hand basin, panelled bath with shower mixer taps and curtain over, chrome heated towel rail, shaver points, ceramic splashback tiling to walls

Second Floor Landing
Access to eaves storage, double-glazed skylight-style window to the rear elevation with panelled doors leading to further accommodation

Bedroom Four
12'x 10'9 (3.66mx 3.28m)
Two double-glazed skylight windows to the rear elevation, radiator, laminate wood flooring, flat plastered ceiling, range of fitted wardrobes and desk unit, TV and power points, coved and flat plastered ceiling.

Bedroom Five
12' x 8'7 (3.66m x 2.62m)
Two double-glazed skylight windows to the front elevation, access to eaves storage, radiator, laminate wood flooring, range of fitted wardrobes and dressing table to one side, tv and power points.

Exterior

Rear Garden
Commencing with a paved patio area with a step up to a further patio area and lawned garden, a decked area to the rear with a hot tub and enclosed to the roof, shed area, external tap and lighting, side pathways to either side with gate providing access to the front

Front Garden
Brick block providing off-street parking for a minimum of two cars.

Garage
Single-sized garage with power and light connected with an up-and-over door leading to the front.





















Magnolia



Mierepresentation Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any intereded party should rely soley on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themsleves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided.The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc.. and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts

Tel No: 01268 **699 599** | Fax: 01268 699 080 | Email: rp@**richard**poyntz.**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
Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.
Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.