

29 Hilberry Road

RICHARD POYNTZ

29 Hilberry Road
Canvey Island
Essex
SS8 7EL

Guide Price £425,000

3 2 2

Guide price £425,000 - £435,000

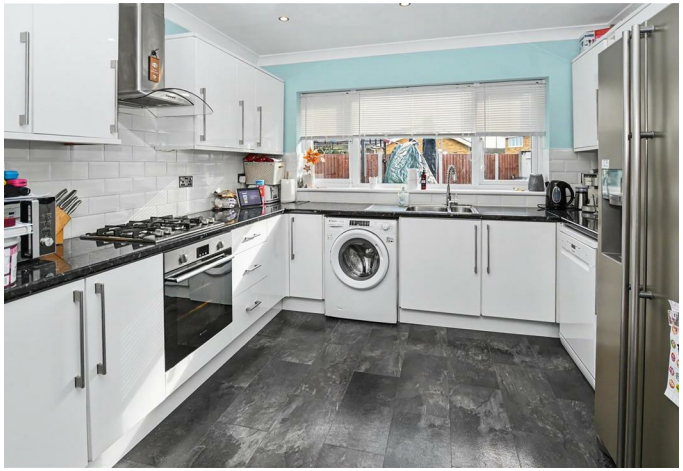
This attractive detached family house presents an exceptional opportunity for those seeking a modern and comfortable home. Boasting contemporary open-plan living, the property features a welcoming lounge that seamlessly flows into a separate dining room, perfect for both relaxation and entertaining, with a modern white gloss kitchen with fitted hob, oven & extractor off.

With three spacious bedrooms, this residence provides ample space for families or those who enjoy having guests. The well-appointed bathrooms and ground floor cloakroom ensure convenience and privacy for all occupants. Additionally, the property includes a low-maintenance garden & garage, offering valuable storage space.

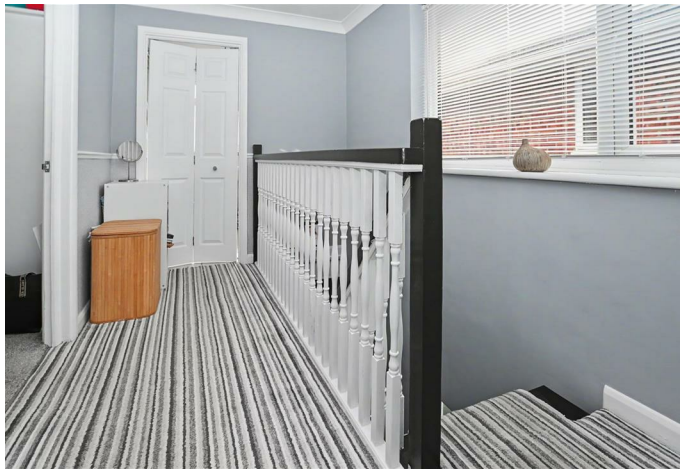
Situated within a short distance of the seafront, residents can easily enjoy the picturesque coastal views and the delightful amenities. This home is ideal for those who appreciate a blend of modern living and charm. Whether you are looking to settle down or invest, this property is a must-see.











Hall
The property is approached via a side composite entrance door with obscure double-glazed panels leading to the entrance hall with an obscure double-glazed window to the side elevation, stairs connecting to the first floor accommodation, laminate wood flooring, coved and flat plastered ceiling with downlighting, radiator, panelled doors, and doorways leading to the accommodation

Ground Floor Cloakroom
Obscure double-glazed window to the rear elevation, suite comprising low-level push-flush WC, wash hand basin inset into a vanity unit below, chrome heated towel rail, complimentary ceramic half tiling to walls and to the floor, coved and flat plastered ceiling

'L' Shaped Lounge
17' x 15'8 maximum measurements (5.18m x 4.78m maximum measurements)
Slightly 'L' shaped with two UPVC double-glazed windows to the front elevation, radiator, TV and power points, laminate wood flooring, coved to ceiling, open plan leading onto the dining room

Dining Room
10'4 x 10' (3.15m x 3.05m)
UPVC double-glazed window to the side elevation, radiator, laminate wood flooring, storage cupboard housing electrical meters, cove and flat plastered ceiling, open plan leading onto the kitchen

Kitchen
11'3 x 10'10 (3.43m x 3.30m)
UPVC double-glazed window overlooking the rear garden plus a

UPVC double-glazed door providing access to the garden, one and a half single drainer stainless steel sink unit inset to a range of rolled edge work surfaces to three sides, white gloss finished units at base and eye level with concealed under and plinth lighting, four ring stainless steel gas hob with fitted oven below and extractor over, plumbing and space for washing machine and dishwasher, space for an American style fridge freezer, concealed wall mounted boiler, tiled ceramic splash backs, tiled laminate effect flooring

First Floor Landing
UPVC double-glazed window to the side elevation, coved and flat plastered ceiling, dado rail, panelled doors leading to the accommodation

Bedroom One
14' x 10' (4.27m x 3.05m)
UPVC double glazed window to the front elevation, radiator, power points, coved and flat plastered ceiling, access to loft via hatch

Bedroom Two
12' x 10 (3.66m x 3.05m)
UPVC double-glazed window to the rear elevation, radiator, power points, coved and flat plastered ceiling.

Bedroom Three
9'5 x 6'8 (2.87m x 2.03m)
UPVC double-glazed window to the front elevation, radiator, power points, coved and flat plastered ceiling.

Bathroom
Obscure double-glazed window to the rear elevation, modern white suite comprising a low-level push-flush WC, pedestal wash hand basin, 'P' style panelled bath with fitted shower over and curtain, chrome heated towel rail, complimentary ceramic tiling to the walls and floor, shaver points, fitted speaker

Exterior

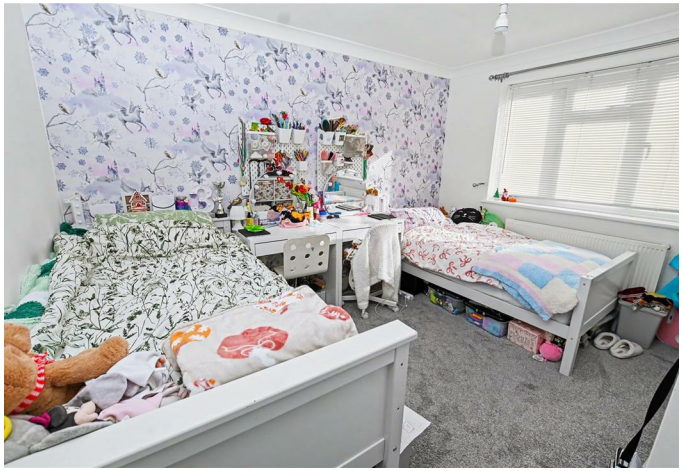
Rear Garden
To the rear of the property extend two raised decked seating areas, an artificial lawned garden, a brick edge shingled area, external power, lights, and tap with side pathway and gate providing access to the front and a personal door leading to the garage

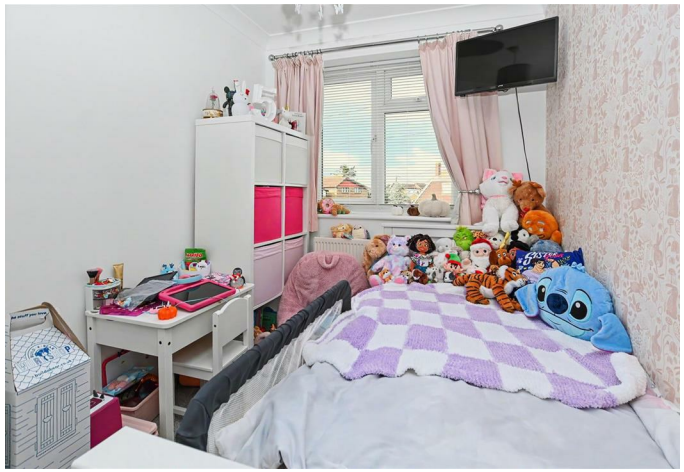
Garage
Located to the rear and with power and light connected, up and over door leading to own driveway

Front Garden
Being mainly laid to lawn and slightly larger than average for a property of this style.

Agents Note
In accordance with Section 21 of the Estate Agents Act 1979, please note that the vendor of this property is a professional estate agent. The property is being sold independently via Richard Poyntz & Company, and the vendor is not associated with this firm.









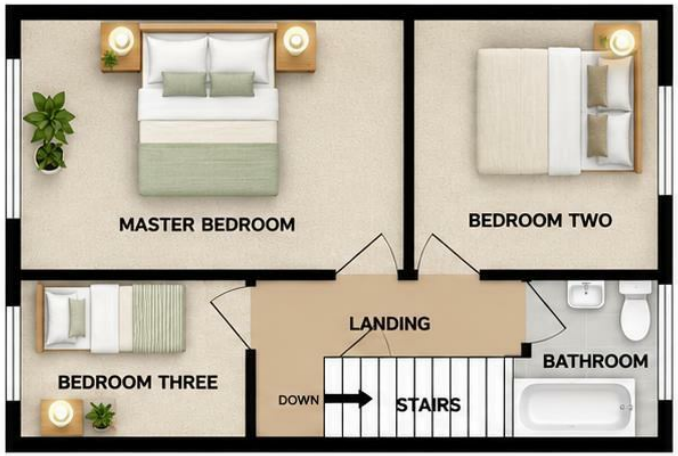




GROUND FLOOR



1ST FLOOR



SS8 7EL

Illustrative floor plan – not to scale. Furniture shown for guidance.

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.