

4 Thameside Crescent

RICHARD POYNTZ

4 Thameside Crescent
Canvey Island
Essex
SS8 9HD

£2,300

4 2 1 E

Spacious four-bedroom semi-detached house with a separate one-bedroom annexe
Wheelchair accessibility features include ramps at the front and rear, widened doorways, a lift within the main house and a wheelchair-friendly wet room.

Situated opposite William Reed School and a short walk from the shops at Jones's Corner, this generously proportioned home offers flexible accommodation for a large or extended family.

The main house features two spacious reception rooms, a ground-floor cloakroom and a large kitchen to the rear. Upstairs are four well-proportioned bedrooms, with a lift providing access between floors.

Set at the far end of the paved rear garden, the separate one-bedroom annexe has a modern fitted kitchen, a spacious bedroom and its own shower room.

The tenancy deposit is £2,300 and will be protected with the Deposit Protection Service (DPS). Richard Poyntz & Co are members of ARLA Propertymark.











Hall
Stairs to the first floor.

Lounge
14'6x12'10 (4.42mx3.91m)
Double glazed window to the front

Dining Room/Second Reception Room
19'1x10'5 (5.82mx3.18m)

Cloakroom
White two piece suite

Kitchen
14'5x12'9 (4.39mx3.89m)
Wooden door to the rear and further door connecting to the front

First Floor Landing

Bedroom One
12'11x12'2 (3.94mx3.71m)
Double glazed window to the front

Bedroom Two
11'x9'2 (3.35mx2.79m)
Lead lite double glazed window to the rear.

Bedroom Three
13'2x7'9 (4.01mx2.36m)
Double glazed window to the side with space and plumbing for washing machine if required.

Bedroom Four
8'x7' (2.44mx2.13m)
Double glazed window to the front

WET ROOM

Off street parking to the front.

Rear Garden
Courtyard garden and paved.

ANNEXE ACCOMMODATION

Lounge/Kitchen
13'x8'2 (3.96mx2.49m)
Oven and hob, kitchen units, door to the bedroom and en-suite shower room.

Bedroom One
10'1x9'3 (3.07mx2.82m)
Window to the front

Shower Room
Directly off the kitchen.



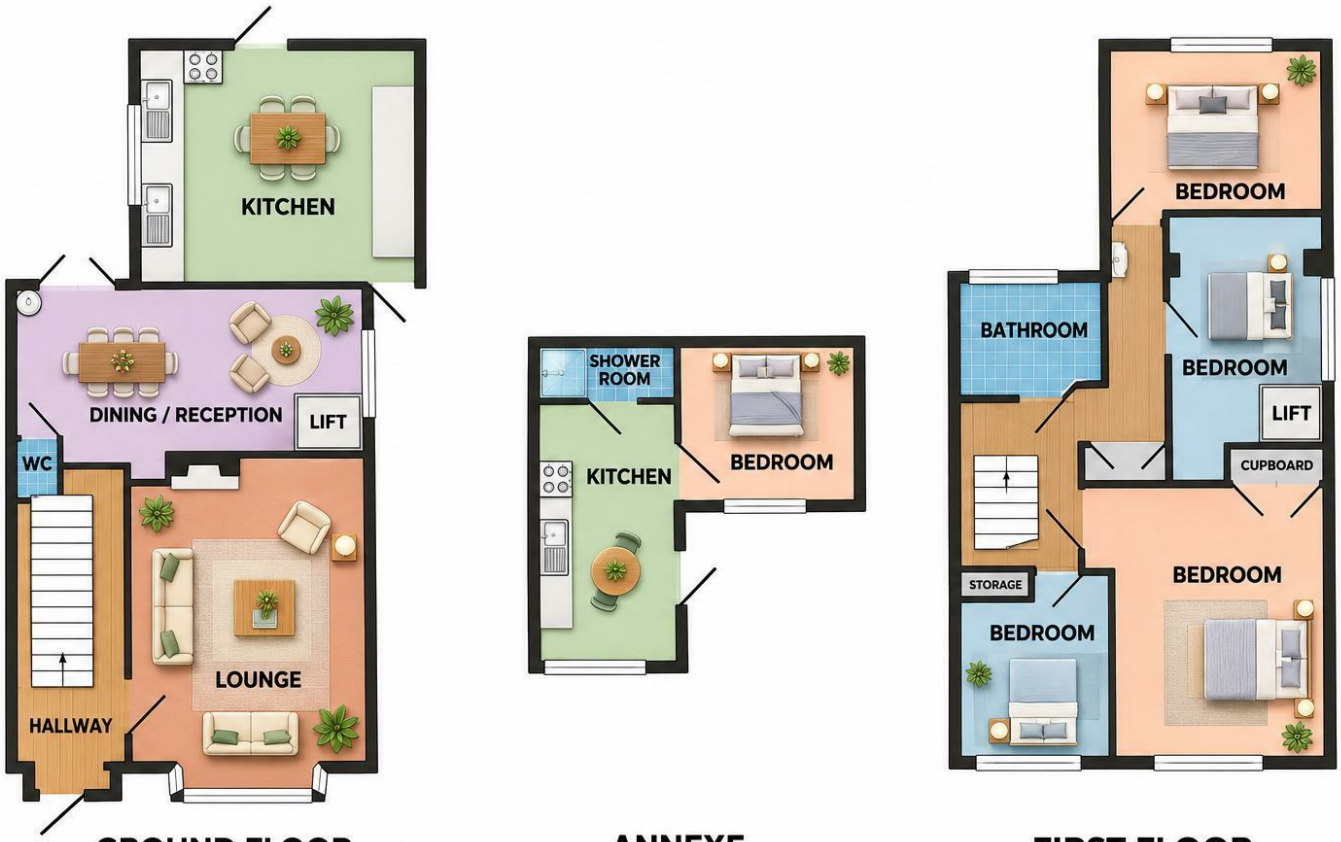












GROUND FLOOR **ANNEXE** **FIRST FLOOR**

Illustrative floor plan. Furniture shown for illustration.

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