
2 Convent Road
RICHARD
POYNTZ

2 Convent Road
Canvey Island
SS8 9DH













£600,000

3 2 2 D

Landmark detached home on an impressive corner plot – exceptional potential (STPP)

Individually designed and built for the owners' own occupation, this distinctive home in Convent Road stands within extensive established gardens on an exceptionally wide corner plot, offering considerable scope for extension, subject to planning permission.

The spacious accommodation includes three bedrooms, two generous reception rooms, a kitchen/breakfast room, utility room, ground-floor shower room and first-floor bathroom, complemented by attractive traditional features.

A detached double garage with adjoining workshop and additional accommodation offers potential for a self-contained annexe, subject to the necessary consents. Previous permission for garage roof alterations and accommodation above has since expired.

With extensive parking, generous gardens and outstanding potential, viewing is highly recommended



A LANDMARK DETACHED FAMILY HOME
A LANDMARK DETACHED FAMILY HOME OCCUPYING AN IMPRESSIVE CORNER PLOT – HUGE POTENTIAL – DETACHED DOUBLE GARAGE – SCOPE FOR EXTENSION AND POSSIBLE ANNEXE ACCOMMODATION (STPP)

Key Features & Highlights

Hall
An impressive and welcoming entrance hall, full of traditional character and charm, featuring attractive parquet wood block flooring and decorative ceiling coving. A particular feature is the elegant staircase rising to the first floor, complete with a sweeping carpeted lower step, turned white spindles, substantial newel posts and polished timber handrails.

The hallway also benefits from attractive timber-framed glazed panelling with decorative etched glass, providing a characterful division between the hall and adjoining reception room. Further features include inset ceiling spotlights, a radiator with decorative wooden cover, useful understairs storage and timber internal doors providing access to the ground-floor accommodation.

A spacious and attractive central hallway which immediately creates a wonderful first impression of this individual family home.

Shower
Fully tiled shower room comprising a walk-in shower area with glazed screen, wall-mounted wash hand basin with chrome mixer tap, low-level WC, chrome heated towel rail and tiled flooring.

Lounge
20'6 x 14'5 (6.25m x 4.39m)
An impressive and generously proportioned lounge, full of traditional character and charm, featuring an attractive fireplace with timber surround, brick inset and tiled hearth, creating a lovely focal point to the room.

A particular feature is the abundance of natural light provided by the large leaded-light windows overlooking the established gardens, together with additional side windows offering further garden views.

The room benefits from attractive wood flooring, ornate ceiling coving, decorative ceiling roses, wall light fittings and radiators. An elegant feature archway with decorative columns provides a natural division within the room, creating two distinct areas ideal for relaxing and entertaining.

Further character is provided by an impressive timber-framed glazed partition with matching cupboards and display shelving beneath, offering an attractive outlook towards the entrance hall and staircase.

A wonderful principal reception room combining generous proportions, traditional features and delightful views across the surrounding gardens.

Dining Room
16'4 x 10'6 (4.98m x 3.20m)
An impressive and generously proportioned formal dining room, full of character and traditional charm, featuring attractive parquet wood block flooring, decorative ceiling coving with ornate ceiling rose and chandelier-style light fitting. Further features include substantial exposed timber detailing, decorative wood panelling and a radiator.

A particular feature is the stunning walk-in bay window to the rear, incorporating attractive leaded-light stained glass panels, timber surrounds and views over the established gardens, allowing plenty of natural light into the room.

An internal feature window overlooks the adjoining kitchen/breakfast room, with a glazed oak door providing access. Offering ample space for a substantial dining table and chairs, this is a wonderful room for family gatherings and entertaining.

Utility
8'1 x 7'7 (2.46m x 2.31m)
A useful separate utility room fitted with a range of wall and base units, work surfaces and inset sink. There is space and plumbing for appliances, tiled flooring, part-tiled walls and a door providing direct access to the rear garden.

Spacious Kitchen/Breakfast Room
15'3 x 11'10 (4.65m x 3.61m)
A generously proportioned kitchen/breakfast room fitted with an extensive range of attractive oak-fronted base and eye-level units, incorporating cupboards, drawers and a built-in wine rack, complemented by ample contrasting work surfaces and tiled splashbacks. Integrated appliances include a built-in double oven and four-ring gas hob with stainless steel extractor hood above, together with a one-and-a-half bowl stainless steel sink unit with mixer tap.

Two double-glazed leaded-light windows overlooking the rear garden provide excellent natural light. Further features include tiled flooring, inset ceiling spotlights, decorative coving, oak skirting boards and an attractive glazed oak internal door. An additional internal feature window looks through to the adjoining reception room.

The room offers ample space for a substantial dining table and chairs, making it an ideal family kitchen with plenty of room for both cooking and informal dining.

Bedroom One
17'9 x 12'11 (5.41m x 3.94m)
A generously proportioned double bedroom enjoying plenty of natural light from two attractive double-glazed leaded-light windows overlooking the surrounding gardens. The room offers ample space for a large double bed together with additional bedroom furniture.

Further features include attractive wood-effect flooring, decorative ceiling coving, ornate ceiling rose with chandelier-style light fitting, picture rail, radiator and a useful built-in storage cupboard with an attractive arched doorway.

A lovely, bright and spacious bedroom retaining much of the property's traditional character and charm

Walk in Wardrobe
8'6 x 8'7 (2.59m x 2.62m)
A useful walk-in wardrobe providing excellent additional storage space, currently fitted with hanging rails to both sides, overhead shelving, wood-effect flooring and lighting.

With its generous proportions, this versatile space could potentially be converted into an en-suite shower room, subject to the necessary plumbing arrangements, building regulations and any other required consents, offering an excellent opportunity for purchasers wishing to further enhance the accommodation.





















2 Convent Road

Approximate Gross Internal Floor Area = 214.6 sq m / 2310 sq ft
(Including Eaves Storage & Garage)
Eaves Storage = 6.7 sq m / 72 sq ft
Garage = 54.7 sq m / 589 sq ft



Furnishings shown for illustration.

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.