
15.. St. Annes Road
RICHARD
POYNTZ

# *15.. St. Annes Road*
# *Canvey Island*
# *Essex*
# *SS8 7LS*

## Offers Over £305,000

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Ideally located just off the High Street, within easy reach of the town centre, seafront and local schools, is this beautifully presented two-bedroom semi-detached house.

The property was originally designed as a three-bedroom home, with the former ground-floor bedroom now used as a separate dining room, retaining its own door into the hallway. The accommodation also includes an elegant modern kitchen to the front with a fitted oven and hob, a spacious lounge extending across the full width of the rear, and a convenient ground-floor cloakroom.

Upstairs are two good-sized bedrooms and a modern family bathroom featuring both a bath and a separate shower cubicle.

Outside, the property benefits from off-street parking, gated side access and a garage situated in a block to the rear. Further features include gas central heating and double glazing throughout















**Hall**
Double-glazed entrance door into the hall with stairs to the first floor and a large cupboard under, further smaller storage cupboard, doors off to the kitchen, dining room, lounge, and door to the cloakroom.

**Cloakroom**
Tiling to walls, low-level WC with a sink set behind the WC.

**Lounge**
20'09 x 10 (6.32m x 3.05m)
Double-glazed window and French doors overlooking the garden to the rear, two radiators, coving to ceiling.

**Kitchen**
15'05 x 7'11 (4.70m x 2.41m)
Two double glazed windows to the front elevation, double glazed door at the side connecting to the side garden, an extensive range of gloss ivory coloured units and drawers at base level with work

surfaces over, inset four ring gas hob with extractor over, inset one and a quarter drainer sink, eye level double oven, space and plumbing facilities for washing machine, matching units at eye level, tiling to splashbacks, coving to ceiling, square archway through to the dining room

**Dining Room**
12'01 x 9'01 (3.68m x 2.77m)
Originally the third bedroom, double-glazed window to the side elevation, coving to the ceiling, radiator.

**First Floor Landing**
Access to the loft, storage cupboards, one of which houses the gas-fired boiler.

**Bedroom One**
15'05 x 9'11 (4.70m x 3.02m)
Double-glazed window to the rear elevation, radiator, coving to ceiling.

**Bedroom Two**
12'10 x 8 (3.91m x 2.44m)
Double-glazed window to the front elevation, radiator, coving to ceiling.

**Bathroom**
Four-piece suite comprising corner tiled shower cubicle, low-level WC, pedestal wash hand basin, bath, tiling to walls, radiator.

**Exterior**

**Front Garden**
Off-street parking to the front, large side gate connecting to the rear garden

**Rear Garden**
L-shaped garden and mainly paved, shed to remain, fenced to the boundaries

**Garage in a block**















← Back

Photos

GROUND FLOOR
214 sq.ft. (25.5 sq.m.) approx.

1ST FLOOR
212 sq.ft. (25.5 sq.m.) approx.




TOTAL FLOOR AREA : 426 sq.ft. (45.7 sq.m.) approx.

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