



36 Antony Close





# 36 Antony Close Canvey Island Essex SS8 9PF

Offers Over £285,000



Richard Poyntz & Company have pleasure in offering for sale this well presented good size three bedroom staggered semi-detached house situated in a popular residential location close to Canvey's town center, school shops, and bus routes all close by and with extensive views from the rear of the property over the picturesque Canvey Lake. The property is offered with NO ONWARD CHAIN. To the front of the property is a good size block paved driveway providing off-street parking, detached garage. Internally there is a spacious hallway giving access to a cloakroom, modern fitted kitchen with light wood units at base and eye-level with built-in oven, hob, extractor and microwave all to remain, completing the ground floor accommodation is a supersize lounge/diner which has UPVC double glazed French doors giving access to the good size Southerly facing rear garden. Off the first floor, landing is a good size store cupboard, three well-proportioned bedrooms two of which have extensive views over Canvey's Lake, and completing the first-floor accommodation is a modern three-piece shower room. The property also boasts UPVC double glazed windows and doors and gas central heating via Worcester combination boiler. Viewing comes highly recommended.



## Hall

UPVC entrance door with obscure double glazed insets to the front giving access to a spacious hallway. Textured ceiling, stairs to the first floor accommodation, doors to cloakroom, kitchen and lounge/diner. Wood effect laminate flooring.

## Cloakroom

Textured ceiling, obscured UPVC double glazed window to the front, heated towel rail, wood laminate flooring. A modern two piece white suite comprising push flush w/c, sink with chrome mixer taps set into a vanity cupboard, tiling to the splashback.

## Lounge/Diner

17'8x14'11 (5.38mx4.55m)

Superb size room, textured ceiling, UPVC double glazed French style doors with double glazed windows to either side, two radiators, store cupboard, feature stone fire surround with shelving, carpet.

## Kitchen

11'5x10'1 (3.48mx3.07m)

Flat plastered ceiling, UPVC double glazed window to the front plus half UPVC double glazed door to the side, Worcester Bosch combination boiler, attractive tiling to the splashback. Modern light wood units at base and eye-level with matching drawers and glass display cupboard all with



chrome handles, rolled top work surfaces incorporating stainless steel drainer sink with chrome mixer tap, five ring gas hob with extractor over, separate waist height oven with microwave above, wood laminate flooring.

### First Floor Landing

Textured ceiling, doors off to the accommodation. Store cupboard, carpet.

### Bedroom One

13'6x11'5 (4.11mx3.48m )

Good size double bedroom with textured ceiling, access to loft, UPVC double glazed window to the rear with extensive picturesque views of Canvey's Lake, radiator, attractive wallpaper decor, carpet.

### Bedroom Two

11'8x11'4 (3.56mx3.45m)

A further good size double bedroom, textured ceiling, UPVC double glazed window to the front, radiator, carpet.

### Bedroom Three

7'11x7'5 (2.41mx2.26m )

Another good size bedroom, textured ceiling, UPVC double glazed window to the rear with picturesque views of Canvey's Lake, radiator, carpet.

### Shower Room

Textured ceiling, obscure UPVC double glazed window to the front, attractive tiling to the walls and complementary tiling to the floor, chrome heated towel rail, modern three pieces white shower room suite comprising of push flush w/c, pedestal wash hand basin with chrome mixer taps. Large walk-in shower tray with glass screen and chrome wall mounted shower.

### Front Garden

A good size block paved driveway providing off-street parking which leads to a detached garage. Fencing to some boundaries. Outside tap.

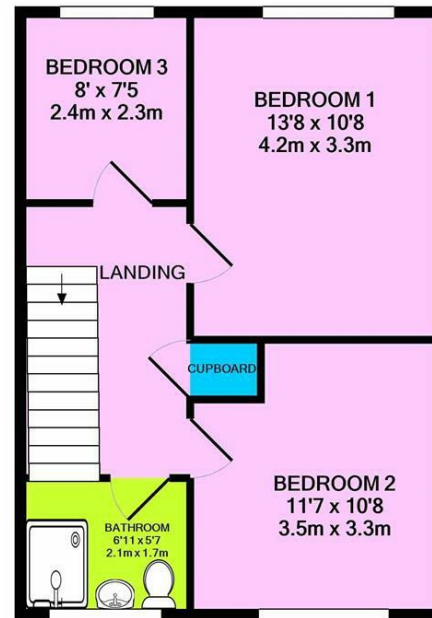
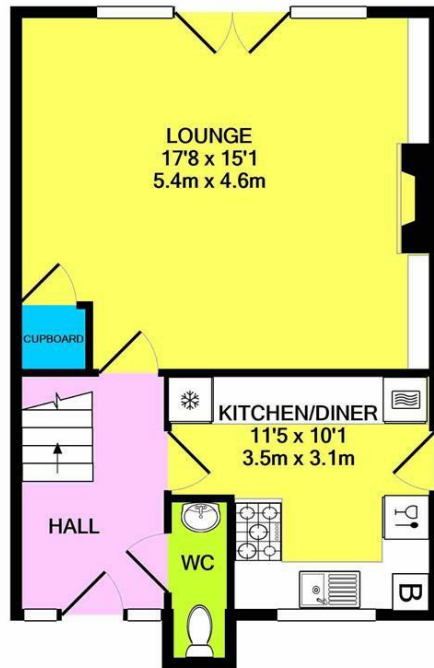
### Rear Garden

A good size southerly facing rear garden with block paved pathways and a good size block paved patio area with the remainder laid to lawn, fencing to the boundaries and gate giving access to Canvey's Lake.

### Detached Garage

Up and over door, power and light connected, plumbing for washing machine and door to the rear.





TOTAL APPROX. FLOOR AREA 888 SQ.FT. (82.5 SQ.M.)

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