



27 The Parkway Canvey Island, Essex SS8 0AQ Asking Price £725,000

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- ** Character style five-bedroom detached family home
- ** Heated swimming pool and Southerly facing landscaped rear garden
- ** Large brick block in and out driveway providing off-street parking for several cars
- ** Offering generous accommodation throughout over three floors
- ** Ground floor cloakroom
- ** Spacious lounge to the front
- ** Separate dining room
- ** Fitted kitchen/breakfast room
- ** Separate utility
- ** Study and conservatory
- ** Four bedrooms on the first floor
- ** En-suite to bedroom one
- ** Four-piece family bathroom including Whirlpool bath and separate shower
- ** Second Floor is bedroom five along with a second fitted bathroom
- ** Large walk-in loft space with potential for further expansions subject to any necessary planning permission
- ** Sauna and entertainment room 20'9x14'3 max accessed via bedroom one
- ** Double garage with power assisted up and over door with access to the swimming pool changing room and w/c facilities
- ** Alarmed and CCTV

Hall



Composite entrance door with obscure double glazed panel leading to the entrance hall with double glazed lead window to the front elevation, flat plastered seating with downlighting, laminate wood flooring, stairs to the first floor accommodation with storage cupboard below, telephone and power points, radiator. Some exposed brickwork to one wall, paneled doors off to the accommodation.

Cloakroom



Obscure double glazed lead window to the side elevation, suite comprising of wash hand basin inset to vanity unit and cupboards below incorporating a low-level push flush w/c to the side, radiator, half ceramic tiling to the walls.

Lounge 19'4x13'7 (5.89mx4.14m)



UPVC double glazed window to the front and side elevations, laminate wood flooring, textured ceiling, large inglenook style fireplace, two radiators, TV and power points, provision for wall lights.





Utility Room 10'10x5'9 (3.30mx1.75m)



Kitchen/Breakfast Room 14'x10'1 (4.27mx3.07m)



Double glazed lead window to the rear, 1¼ sink unit inset to a range of rolled edge work surfaces with units at base and eye-level, plumbing and space for dishwasher and washing machine, space for American style fridge/freezer, tiled splashback, ceramic tiled floor, part glazed stable style door providing access to the side, and further panel door leading to a cupboard housing a recently fitted wall mounted boiler with water softener, and further storage.

Dining Room 12'8x10'9 (3.86mx3.28m)



Three double glazed lead windows overlooking the rear garden with 1¼ sink unit inset to a range of granite work surfaces with light finished units at base and eye-level, space for cooker with fitted extractor canopy over, matching granite breakfast table, textured ceiling with downlighting, laminate wood flooring continued.

Which can either be accessed via a square arch from the kitchen/breakfast room or from its own doorway from the main hall. Double glazed lead window to the side, further matching double glazed lead windows and French style doors leading onto the conservatory, laminate wood flooring, textured ceiling, radiator, power points, some exposed brickwork.



Conservatory 10'9x8'3 (3.28mx2.51m)



Double glazed windows to the rear and side elevations, double glazed door to the side providing access, radiator, power points, pitched and transparent roof.

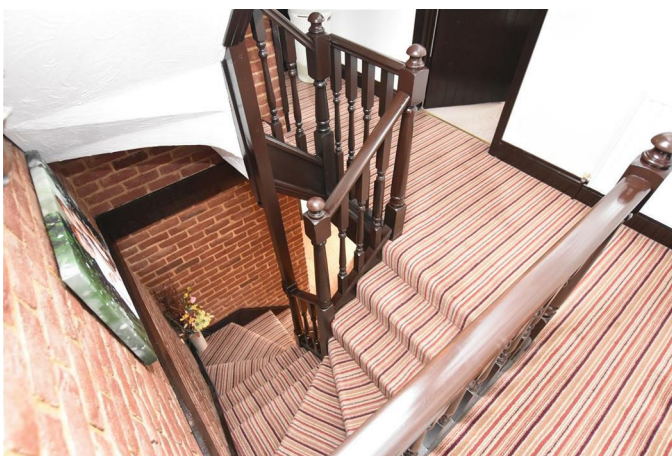
Study 7'2x6'7 (2.18mx2.01m)



Located off the main hall with double glazed lead window to the front, power points, textured ceiling, radiator.

FIRST FLOOR

First Floor Landing



Radiator, stairs connecting to the second-floor accommodation, textured ceiling, panel doors off to the accommodation.

Bedroom One 13'8x12'6 into fitted wardrobes (4.17mx3.81m into fitted wardrobes)



Double glazed lead window to the front elevation, radiator, textured ceiling, and power points. A range of fitted wardrobes to two walls, a secret doorway providing access to a sauna/entertainment room, a small archway providing separate access to bedroom four/dressing room, and a further panel door from the main bedroom to the ensuite.

En-Suite



Corner wash hand basin, low-level push flush w/c, corner fitted shower with screening, shaver point, extractor, ceramic tiling, fitted tower rail.

Bedroom Two 13'7x10'2 (4.14mx3.10m)



Double glazed lead window to the rear elevation, radiator,

wardrobe cupboard, access to eaves storage, flat plastered ceiling, and power points.

Bedroom Three 11'5x10'8 max (3.48mx3.25m max)



Double glazed lead window to the rear elevation, radiator, textured ceiling, wardrobe cupboard, access to eaves storage, and power points.

Bedroom Four 8'8x8'5 (2.64mx2.57m)



This can be accessed via a small archway in bedroom one or its own doorway from the first-floor landing. The room is currently utilized as a full dressing room with double glazed lead window to the front elevation, power points, a range of fitted mirror wardrobes to one wall, and eaves storage.

Sauna/Entertainment Room 20'9x14'3 max (6.32mx4.34m max)



Hidden access from the main bedroom via the wardrobes, and currently fitted with a sauna and large entertainment area/room with double glazed lead windows to the front and rear elevation, flat plastered ceiling with downlighting, power points, eaves storage, and a separate storage cupboard.



Bathroom 9'2x7'8 (2.79mx2.34m)



An extensively fitted four-piece suite with obscure double glazed lead window to the side. Suite comprising of Whirlpool fitted bath, low-level push flush w/c incorporating wash hand basin to the side with vanity unit below, fully enclosed and tiled shower, chrome heated towel rail, complimentary ceramic tiling to the walls, shaver point,

fitted mirror with cupboard behind, flat plastered ceiling with downlighting.



corner bath with fitted shower and screening over, low-level push flush w/c incorporating wash hand basin to the side with extensively fitted vanity units below, and incorporating one wall, chrome heated towel rail, radiator, ceramic tiling to the floor, extractor point, and shaver point.

Loft Space

Accessed from the second floor via a doorway with standing room once you are in the main loft, and is very spacious, and giving potential for further expansion to the property should this be required, and subject to any planning permissions/building regulations required.

Front Garden

As mentioned previously the property has a large sweeping brick block in and out drive providing off-street parking for several vehicles with external lighting, and landscaped shrubbery to the immediate front.

Garage 20'x18'9 max (6.10mx5.72m max)

Power-assisted up and over door, power, and light connected, with a personal door providing access back to the garden, and a secondary door providing access to CHANGING ROOMS/W/C FACILITY for the swimming pool including low-level w/c, corner wash hand basin, seating, and hanging facilities.

SECOND FLOOR

Second Floor Landing

Textured ceiling with downlighting, double glazed window to the side, eaves storage cupboard, and panel doors off to the accommodation.

Bedroom Five 11'7x8'6 (3.53mx2.59m)



Obscure double glazed lead window to the rear, radiator, and power points.

Bathroom 10'2x7'6 (3.10mx2.29m)

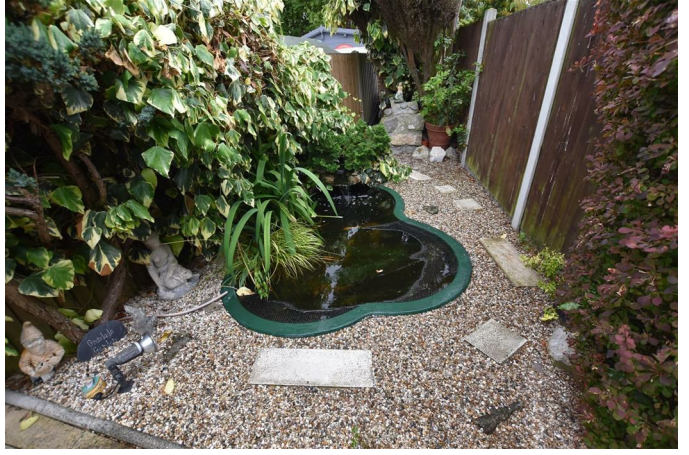


Double glazed Velux style window to the roof with paneled

Rear Garden



Southerly facing rear garden with brick block sideways, and gates to either side providing access to the front with external taps, numerous external power, and external lighting. The main garden commences with flag stone style patio seating areas with the main feature being the HEATED SWIMMING POOL 24'x12' with an 8ft drop at its deepest point with Roman bay and fitted cover. The garden extends beyond the pool with an artificial lawn with a further raised patio eating area, and Koi pond with established landscaped tree and shrubbery borders, truly making the whole garden and pool a main feature of this property.





TOTAL FLOOR AREA : 2507 sq.ft. (233.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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