



*126 Church Parade*



**126 Church Parade  
Canvey Island  
Essex  
SS8 9RD**

**Offers In Excess Of £400,000**



**\*\* Much Larger than Average \*\* Wintergardens location and easy reach of the train station \*\* 50ft Garden**

Located in this popular Wintergardens location providing easy access to Benfleet Railway Station and the access routes for on and off Canvey Island is this much larger than average **THREE BEDROOM** family home which benefits from off-street parking, and garage to the front, and a good size rear garden measuring just over 50ft in length.

The accommodation benefits from a spacious entrance hall with a large kitchen/diner to the front with oven and hob included, across the full width of the rear of the property is a spacious lounge measuring 21'6 in width, and to the first floor are three spacious double size bedrooms two of which are of a particularly good size, and completing the first-floor accommodation is a spacious bathroom with bath and separate shower cubicle.



**Hall**

Wooden entrance door with adjacent glazed window to the front into a spacious entrance hall with open tread staircase connecting to the first floor, radiator, laminate flooring. White paneled doors off to the ground floor accommodation

**Lounge**

21'6x12'7 (6.55mx3.84m)

A good size lounge across the full width of the rear of the property, double glazed sliding patio doors opening onto the garden, two radiators, coved to flat plastered ceiling with two ceiling roses.

**Cloakroom**

Double glazed window to the side, chrome towel rail, two-piece suite comprising low-level w/c, and wash hand basin.

**Kitchen/Diner**

20'1x10'4 (6.12mx3.15m)

A good size kitchen/diner with ample space if required for dining room table, double glazed bay window to the front elevation, and double glazed door at the side. Laminate flooring, wood fronted units and drawers at base level with work surfaces over and inset stainless steel sink, four ring gas hob, and double oven set into units. Matching units at eye-level with glass display cabinet, radiator.

**First Floor Landing**

Coving to the ceiling, access to loft and large airing cupboard carpet

**Bedroom One**

16'7x11'7 (5.05mx3.53m)

Outstanding size double bedroom with double glazed window to the front elevation, radiator, coved and textured ceiling , carpet .

**Bedroom Two**

15'9x12'7 (4.80mx3.84m)

Another good size double bedroom , double glazed window to the rear, part wallpaper decor, radiator, coved and textured ceiling, carpet.

**Bedroom Three**

12'5x 8'9 (3.78mx 2.67m)

Another outstanding size double bedroom with double glazed window to the front, radiator, coved and textured ceiling , carpet.

**Family Bathroom**

12'7x7'9 (3.84mx2.36m)

Double glazed obscured window to the rear. A excellent size bathroom with bath, pedestal wash hand basin, low-level w/c, shower cubicle, tiling to the splashback areas, radiator.

**Front Garden**

Off-street parking to the front

**Rear Garden**

53' in length (16.15m in length )

Much larger than average, mainly laid to lawn with fencing to the boundaries, offering plenty of privacy and seclusion

**Garage**

17' in length (5.18m in length )

Rear door and up and over door to the front.

Local Authority

Castle Point

Local authority reference number

0220928

Council Tax band

E

**Agents Note**

We understand the property had a new boiler fitted in November 2022 .



GROUND FLOOR  
767 sq.ft. (71.3 sq.m.) approx.

1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA: 1443 sq.ft. (134.0 sq.m.) approx.

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