



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

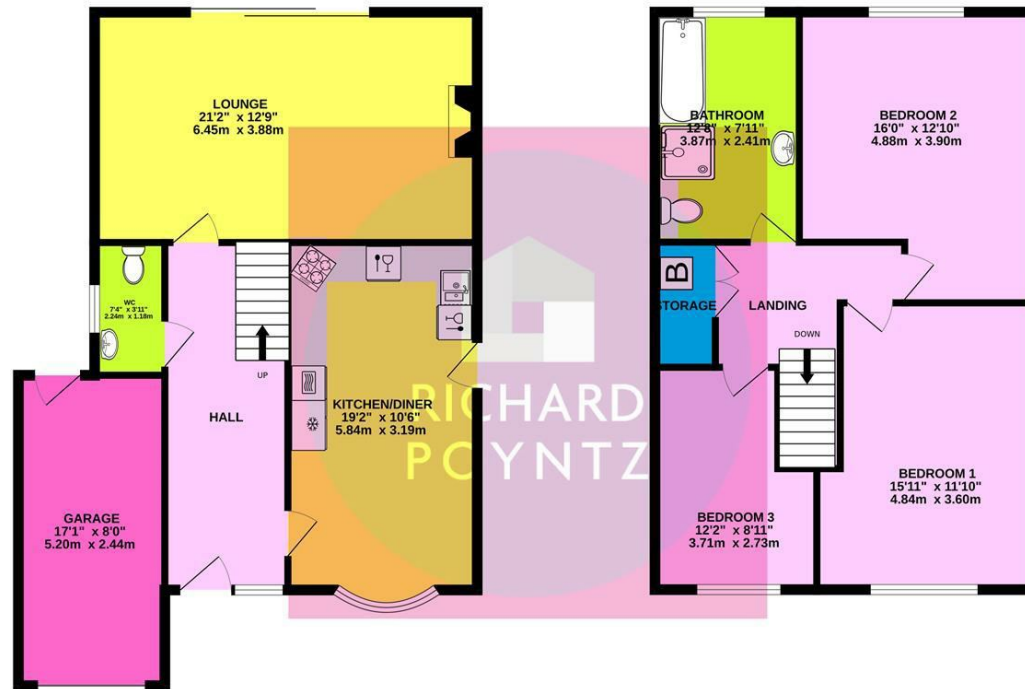
Agents Note

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.

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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