



74, The Parkway

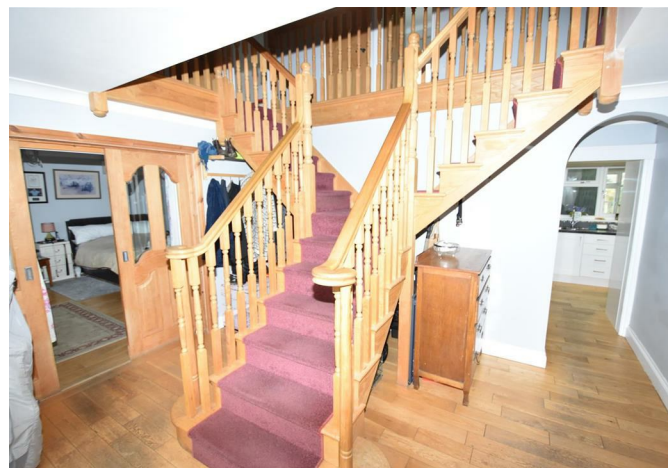


74, The Parkway Canvey Island Essex SS8 0AE

Offers Invited £575,000



Looking for a spacious property in Canvey Island that's just a stone's throw away from the seafront? A deceptively spacious four-bedroom chalet-style house that's been rebuilt to the current owner's specification. This property has a large central entrance hall, three reception rooms, a ground-floor bathroom with a shower, and a spacious kitchen with appliances. The first floor boasts three double-sized bedrooms; the main bedroom could easily be split to create additional bedrooms as it has two entrances; also to the first floor are two en-suite shower rooms and a box room/study. The house sits on a generously sized plot with ample block-paved parking to the front and a good-sized rear garden that offers plenty of privacy and seclusion. Don't miss out on the opportunity to make this beautiful property your own!



Hallway

13'4 x 11'11 (4.06m x 3.63m)

The accommodation comprises double-glazed doors connecting into the main hall with Oak style doors that connect to the front bedroom/lounge, further doors connecting to the kitchen and bathroom, a style staircase with stairs connecting to the left and right to the first-floor accommodation, and a radiator.

Lounge

17'9 x 11'6 (5.41m x 3.51m)

This sits at the rear of the property with double-glazed windows to the rear elevation, double-glazed French Doors opening onto the garden with adjacent double-glazed windows to either side, wood-style flooring, coving to flat plastered ceiling, and air conditioning unit.

Kitchen

19'7 x 8'1 (5.97m x 2.46m)

This room is accessed from the hall and opens onto the lounge with Oak style wooden flooring, an extensive range of white units and drawers at base level with worksurfaces over, an inset five-ring gas hob, an inset

one-and-a-quarter drainer stainless steel sink with taps, unit incorporating oven and grill, space for domestic appliances and plumbing facilities for washing machine, integral dishwasher fitted and to remain, tiling to splashbacks, matching units at eye level, ceiling with inset spotlights.

Ground Floor Reception Room/Additional Bedroom

14'3 x 14'10 (4.34m x 4.52m)

Utilised at present as a bedroom and could easily be utilised as a lounge, double glazed window to the front, Oak style flooring, coving to ceiling, radiator.

Ground Floor Bathroom

This room is accessed off of the main hall, double glazed window to the rear, coving to ceiling, opening through to the additional lounge/dining room or bedroom, recess opening onto the cloakroom area, contemporary fitted suite with white floor mounted small bath, large double shower cubicle with glass enclosures.

Cloakroom Area

Double glazed window to rear, low level WC, vanity unit with inset wash hand basin, tiling to the walls.

Ground Floor Bedroom/Additional Lounge

13'3 x 11'4 (4.04m x 3.45m)

Currently utilised as a bedroom but can easily be utilised as a dining room/additional lounge etc, double glazed French doors opening onto the garden, radiator, wooden style flooring, flat plastered ceiling.

First Floor Landing

16'9 x 9'8 (5.11m x 2.95m)

Airing cupboard, coving to ceiling, Oak style doors off to the first floor accommodation.

Bedroom One

23'4 x 11'8 (7.11m x 3.56m)

A spacious main bedroom could be split into two as there are two entrances to this room from the hall, currently utilised as a hobby room, double glazed windows to front and rear elevations, coving to ceiling, radiator with En-suite just off. Air Con Unit

En-Suite

White suite comprising low-level wc, pedestal wash hand basin, tiled shower cubicle, coving to flat plastered ceiling.

Bedroom Two

12'1 x 9'10 (3.68m x 3.00m)

Double glazed to rear, radiator, coving to ceiling with En-suite.

En-Suite

Suite comprising shower cubicle, pedestal wash hand basin, low level wc, tiling to floors, double glazed window to the rear.

Bedroom Three

10'10 x 10' (3.30m x 3.05m)

Double glazed to the front, radiator, coving to ceiling, storage cupboard. Air Con unit

Study/Box Room

11'4 x 3'10 (3.45m x 1.17m)

This room is accessed off of the main landing, double glazed to front, coving to ceiling, radiator.

Bathroom

Double glazed window to rear, white three-piece suite comprising low-level WC, pedestal wash hand basin, panelled bath with glass shower screen.

Exterior

Front Garden

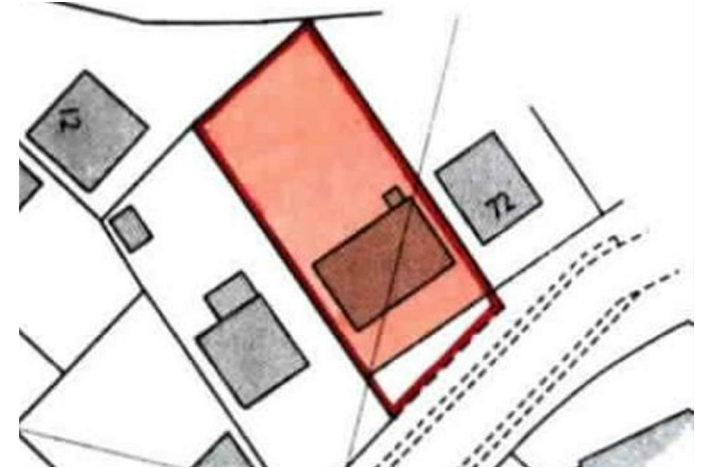
Wrought iron style fencing and gates connect to the front offering extensive parking which is mainly block paved, side access and access to the garage.

Rear Garden

It offers plenty of privacy and seclusion and is much larger than average, with fencing to the boundaries, patio areas and a large storage shed.

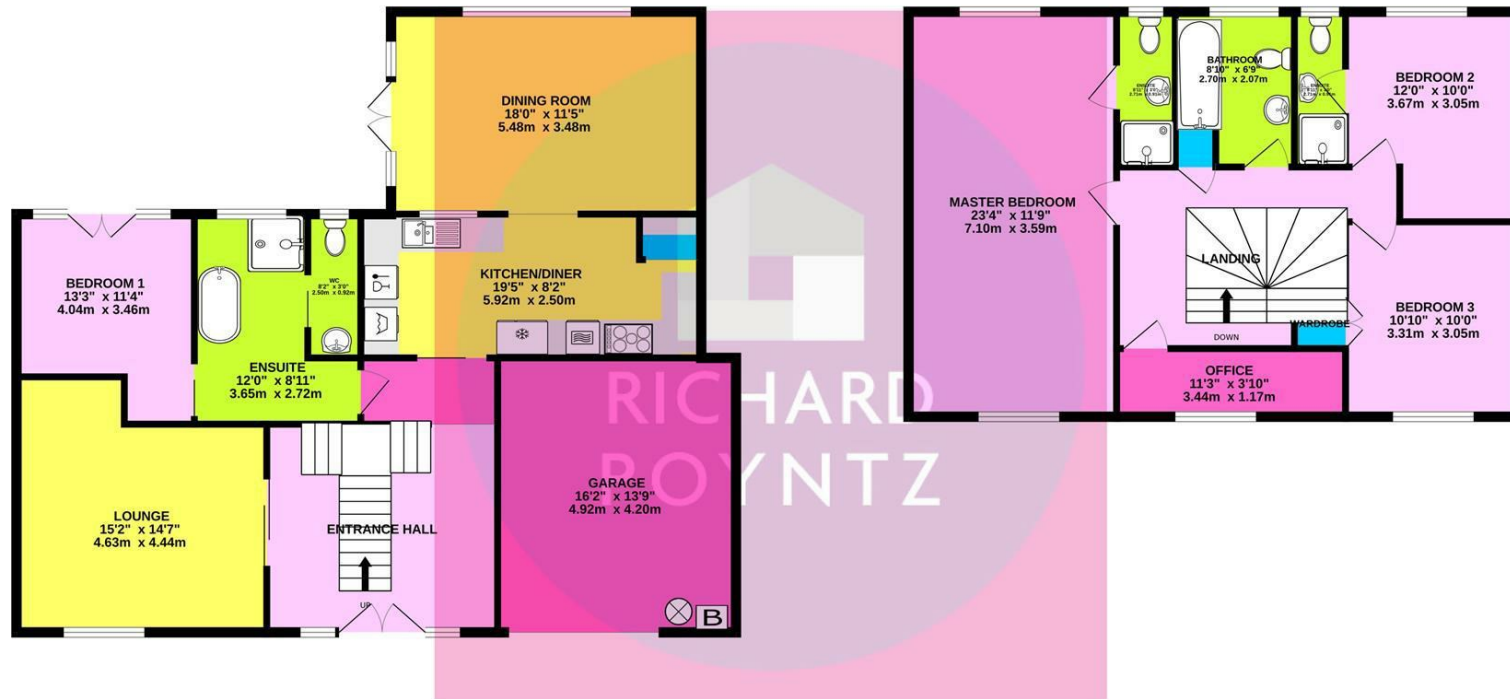
Garage

has roller door.



GROUND FLOOR
1167 sq.ft. (108.4 sq.m.) approx.

1ST FLOOR
812 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 1979 sq.ft. (183.9 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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