



110 Church Parade



110 Church Parade Canvey Island SS8 9RH

£425,000



Richard Poyntz & Company have pleasure in offering for sale this truly outstanding, larger than average four bedroom house which is situated in a prime location giving excellent access for on and off the Island, and a short distance to Benfleet Railway Station for the C2C line for Fenchurch Street, schools, bus stops, and shops all within easy reach. The property in our opinion has been well maintained by the current owners, and offers ample living space throughout, to the front of the property is a driveway which is mainly block paved, and this leads to the garage. To the rear of the property is a larger-than-average rear garden. A porch which gives access to a spacious hallway and which gives access to a good size lounge which is located at the front of the property, and a separate dining room, and ground floor cloakroom together with a good size kitchen, located off the kitchen is a good size lean-to/store area. To the first floor is a good size landing which four well-proportioned bedrooms off, bedroom one has access to an en-suite shower room, completing the first-floor accommodation is a modern three-piece shower room. The property also boasts gas-fired central heating, and UPVC double glazed windows. Viewing comes highly recommended.



Porch

Wooden entrance door with obscured glazed insets into a porch with a further two windows to the front and one to side. Obscure double glazed double-opening doors into the hallway, textured ceiling, wood flooring.

Hall

Coved and textured ceiling, radiator, stairs to the first floor with cupboard under, doors off to the accommodation. Wood flooring.

Cloakroom

Coved and textured ceiling, obscure UPVC double glazed window to the rear, radiator. A two-piece white bathroom suite with low-level w/c, sink with chrome mixer taps, tiling to the splashback. Tiling to the floor.

Lounge

16'3x12'4 (4.95mx3.76m)

A good size lounge, coved and textured ceiling, UPVC double

glazed bay window to the front, radiator, double opening obscure glazed doors giving access to the dining room, radiator, carpet.

Dining Room

11'5x9'5 (3.48mx2.87m)

Coved and textured ceiling, UPVC double glazed window to the rear, radiator, and wood flooring.

Kitchen

11'9x11'6 (3.58mx3.51m)

Another good size room, coved and textured ceiling with inset spotlights, UPVC double glazed window to the rear, wood obscured glazed door to the side giving access to the lean-to/store area. Base and eye-level units, glass display cupboard and matching drawers and work surface over incorporating 1¼ drainer sink with chrome mixer taps, waist height double oven with separate four ring hob with extractor over, wood flooring.

Lean-to/Store Area

17'2"x3'1" (5.23m x 0.94m)

Perspex roof, power points, door to the garden.

First Floor Landing

Coved and textured ceiling, access to the loft, obscure UPVC double glazed window to the side, doors off to the accommodation, airing cupboard housing boiler.

Bedroom One

13'8"x10'11" (4.17m x 3.33m)

Excellent size double bedroom, coved and textured ceiling, UPVC double glazed window to the front, radiator, fitted wardrobes with matching bedside tables, and dressing table to remain, door to the en-suite shower room, carpet.

En-Suite

Coved and textured ceiling with inset spotlights, part tiling to the walls and floor. A two-piece suite comprising of a sink with chrome mixer taps set into a vanity unit, shower tray with glass screen and wall-mounted shower,

Bedroom Two

10'5"x10'3" (3.18m x 3.12m)

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

Bedroom Three

11'6"x9'1" (3.51m x 2.77m)

Another good size bedroom, coved to flat plastered ceiling, UPVC double glazed window to the rear, fitted wardrobes and drawers, carpet.

Bedroom Four

11'6"x6'4" (3.51m x 1.83m; 1.22m)

A good size single bedroom, coved and textured ceiling, UPVC double glazed window to the rear, radiator, carpet.

Shower Room

Coved to flat plastered ceiling with inset spotlights, obscure UPVC double glazed window to the rear, tiling to the walls and floor, chrome heated towel rail. A modern three-piece white shower suite with a large shower tray and glass screen, wall-mounted chrome shower, sink with chrome mixer taps inset into a large vanity cupboard with work surface over which also incorporates a push flush w/c.

Front Garden

Block paved driveway which leads to the garage, bedded area for plants etc.

Rear Garden

As previously mentioned is much larger than average commencing with a hard-standing pathway with a crazy paved patio area, lawn and stepping stones to a further paved area, various bedded areas for plants etc, two sheds, outside tap, fencing to boundaries and gate to side giving access to front of property .

Garage

16'4"x8'2" (4.98m x 2.49m)

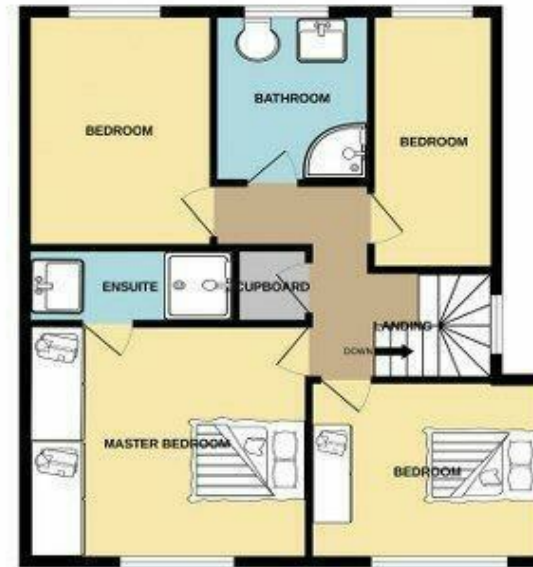
Up and over door, power and light connected.



GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.



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



TOTAL FLOOR AREA : 1548 sq.ft. (143.8 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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