



41 Church Parade



41 Church Parade Canvey Island SS8 9RQ

£360,000



This spacious four-bedroom semi-detached house is perfectly situated in the sought-after Winter Gardens area of Canvey Island. It offers easy access on and off the island, as well as to the train station, making it an ideal home for families. The property has been meticulously maintained to an exceptionally high standard and boasts a range of desirable features, including gas-fired central heating, double-glazed windows, and a beautiful 50ft garden with stunning views of the surrounding playing fields. The interior features a well-appointed lounge leading to a charming conservatory, a modern kitchen/breakfast room, and a fourth bedroom with an en-suite toilet and wardrobe space. Upstairs, you'll find three more bedrooms, a separate bathroom, and a WC. The rear garden also includes a versatile cabin that could serve as an office, gym, or hobby room, and there's convenient off-street parking as well.



Hallway

Double glazed entrance door into the hall, stairs connecting to the first floor, oak style doors to lounge, plus storage, opening through to the kitchen/breakfast room, flat plastered ceiling, radiator.

Lounge

16'6 x 10'5 (5.03m x 3.18m)

Double-glazed French Doors opening onto the conservatory with an adjacent double glazed windows to either side, coving to ceiling, wallpaper decor to walls, laminate style flooring, radiator, door connecting into the kitchen/breakfast room.

Conservatory

12'7 x 9'1 (3.84m x 2.77m)

There are double-glazed windows to three elevations, double-glazed doors opening onto the garden, a Pitched roof, Tiling to the floors, and a radiator plus an electric heater.

Kitchen/Breakfast Room

22'2 x 7'5 (6.76m x 2.26m)

A good size through room with double-glazed windows to the rear front elevation and further double-glazed French doors opening onto the garden at the rear with adjacent double-glazed windows to either side, laminate flooring, ample space for dining room table, coving to ceiling, sliding door connecting to a deep storage cupboard/larder style cupboard, there is also an additional base level cupboard to the other side, the kitchen is fitted with white Shaker style units and drawers at base level with worksurfaces over, inset ceramic hob with oven under, inset circular sink with mixer taps, plumbing facilities for automatic washing machine.

Ground Floor Fourth Bedroom

11'7 x 7'8 (3.53m x 2.34m)

Originally part of the garage, double glazed window to the side, radiator, covering to ceiling, wallpaper decor, access to en-suite WC,

Ensuite WC

It could be utilised for storage, wardrobe area, low-level WC, and wash hand basin.

First Floor Landing

Access is via a staircase with stainless steel handrails, three storage cupboards, doors off to accommodation

Bedroom One

12'2 x 8'9 (3.71m x 2.67m)

There is a double-glazed window to the rear with panoramic views of the park directly behind, coving to ceiling, wardrobes built in to remain, radiator, and attractive wallpaper decor.

Bedroom Two

15'5 x 5'2 (4.70m x 1.57m)

Double glazed to rear, coving to ceiling, radiator, storage cupboard. Views of the playing fields

Bedroom Three

12'5 x 4'7 (3.78m x 1.40m)

Double glazed to rear, coving to ceiling, wallpaper decor. Views of the playing fields

Bathroom

Modern white suite comprising bath with shower screen and shower, wall mounted vanity unit with inset wash hand basin, obscure double glazed window to the front, tiling to the splashbacks.

Toilet/Wc

Double glazed window to front, low level wc.

Exterior

Front Garden

Off street parking to the front.

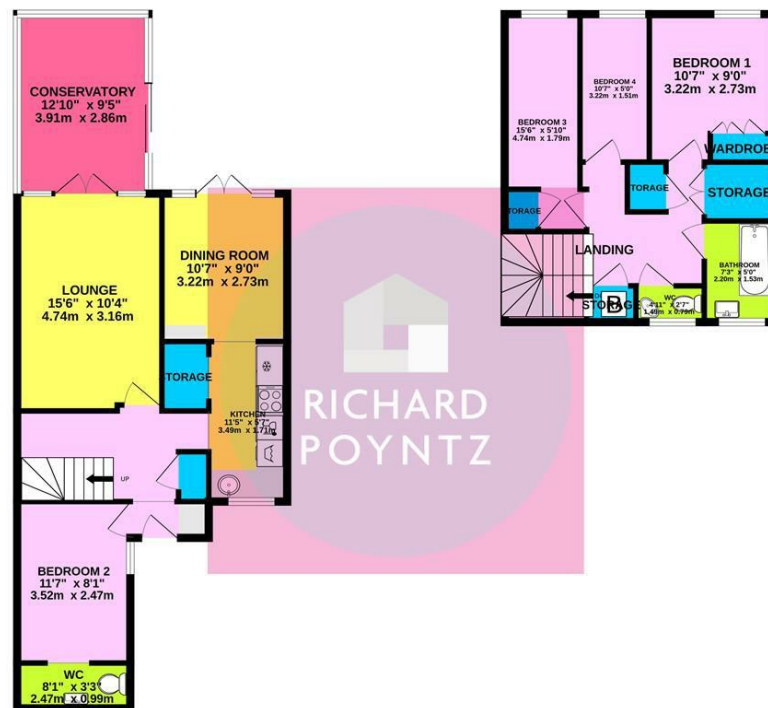
Rear Garden

The rear garden measures slightly in excess of 50 feet, with fencing to the boundaries, decking areas to the front and rear, an artificial lawn, and a large timber cabin with power measuring 11'9 x 9'7, with doors and windows.



GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1106 sq.ft. (102.7 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 is given as to their operability or efficiency on the given date.
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Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: rp@richardpoyntz.com
Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45
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