



81 Church Parade



81 Church Parade Canvey Island SS8 9RH

£475,000



This spacious four-bedroom detached family home is ideally situated in the sought-after Winter Gardens location, offering stunning panoramic views of the School playing fields from the rear of the property. Upon entering the home, you are greeted by a central entrance hall leading to a generously sized lounge at the front, seamlessly connecting to a dining room with a delightful garden view. The rear of the property features a striking modern fitted kitchen complete with an oven, hob, and extractor (all included), while a utility room and a convenient shower room complete the ground floor layout.

On the first floor, you'll find a spacious landing that provides access to four generous double-sized bedrooms and ample space for the whole family. Completing the first-floor accommodation is a well-appointed bathroom equipped with a bath and a separate shower cubicle for convenience.

Externally, the property offers off-street parking at the front, along with a garage measuring 19'7 in length, providing ample space for vehicle parking and storage. The beautifully maintained garden presents a serene retreat and adjoins the Cornelius Vermuyden School Playing Fields, offering a peaceful and picturesque backdrop to this remarkable family home.



- ** Popular Winter Gardens Location within easy reach of Local Schools, Shops, Bus Routes and Benfleet Railway Station
- ** Close proximity to Waterside playing fields and the Golf Course
- ** Spacious Four Bedroom Family Home with Four Double Sized Bedrooms
- ** Groundfloor Wet Room/Shower Room
- ** Stunning Fitted Kitchen with double oven, hob & Extractor all fitted
- ** Good size Lounge and Separate Dining Area
- ** Double glazed windows
- ** Gas fired central heating
- ** Landscaped beautifully maintained rear gardens
- ** Off street parking
- ** Garage

Hall

Composite entrance door into a central entrance hall, stairs connecting to the first floor, glass panelled doors connecting to the lounge and the kitchen at the rear, dado rail, part wall paper decor, coving to ceiling, radiator.

Lounge

19'6 x 12' (5.94m x 3.66m)

Double glazed bay window to front, radiator, coving to ceiling, twin archway through to the dining room.

Dining Room

12' x 8'6 (3.66m x 2.59m)

Double-glazed French doors open onto the garden with adjacent double-glazed windows to either side, radiator.

Kitchen

13'4 x 11' (4.06m x 3.35m)

Double glazed window to the rear elevation, tiling to floors and walls in ceramics, ample space if needed for dining room table, double glazed window to rear, flat plastered ceiling, radiator, column vertical radiator, access through to the utility room, an extensive range of units and drawers at base level with rolled edge worksurfaces over, inset five ring gas hob with double oven under, plumbing facilities for automatic washing machine, inset one and a quarter drainer sink with mixer taps, matching units at eye level.

Utility Room

7'10 x 7'10 (2.39m x 2.39m)

Double glazed window to the side elevation with an adjacent double glazed window, wall mounted gas fired boiler, tiling to the walls, worksurfaces with white units under and plumbing facilities for washing machine, access through to the cloakroom/wet room.

Wet Room/Shower Room

Double glazed window to front, stainless steel towel rail, low-level close coupled wc with push flush, wall mounted white sink with mixer tap, and wall mounted shower.

First Floor Landing

Doors off to the accommodation, arched double-glazed window to front, loft access.

Bedroom One

14'10 x 11'10 (4.52m x 3.61m)

Double-glazed window to front elevation, radiator,

Bedroom Two

11'2 x 10'7 (3.40m x 3.23m)

Double glazed window to the rear with views of School playing fields, radiator, part wallpaper decor, storage cupboards.

Bedroom Three

11'9 x 10'5 (3.58m x 3.18m)

Double glazed window to the front, radiator, storage cupboards.

Bedroom Four

10'5 x 10'5 (3.18m x 3.18m)

Double glazed to rear, radiator, textured ceiling, views of School playing fields.

Bathroom

Four-piece modern suite with tiling to floors and walls in tasteful ceramics, lead lite double glazed window to the rear elevation, large shower cubicle with glass enclosures and wall mounted shower, pedestal wash hand basin, close coupled low-level wc, stylish bath.

Exterior**Rear Garden**

Built into the rear is a useful store, beautifully landscaped with a large patio area, decked area and the remainder being laid to lawns, some shingle areas, shrubbery to boundaries, virtually secluded (see Agents notes)

Garage

19'7 x 7'8 (5.97m x 2.34m)

With wooden doors to the front, rear door, power and light

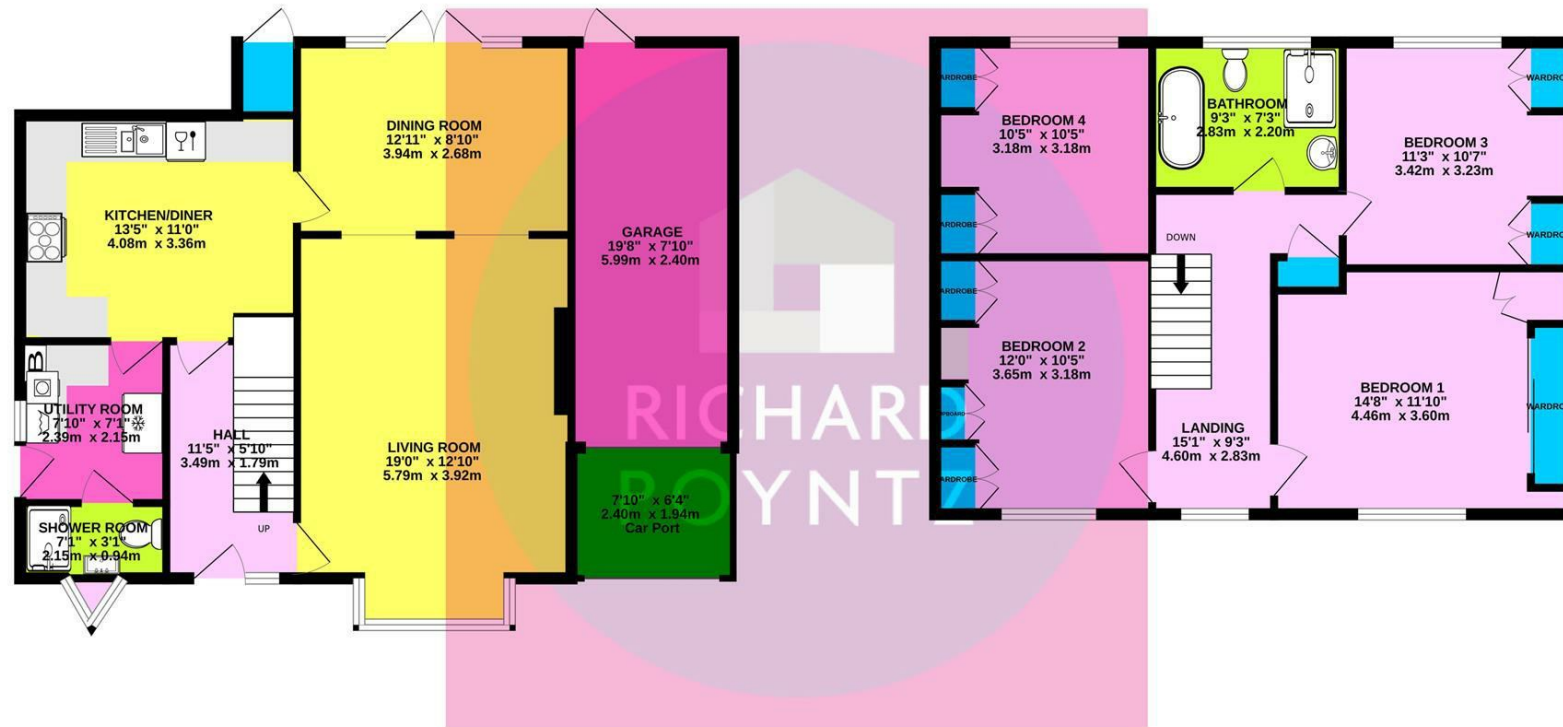
Front Garden**Agents Notes**

Part of the rear garden from the decking area is used under an agreed licence with Cornelius Vermuyden School - Further details are available from our office.



GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.

1ST FLOOR
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 1551 sq.ft. (144.1 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.
Made with Metropix ©2024

Misrepresentation Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc. and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts



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
Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.
Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

