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## 107 Church Parade Canvey Island, SS8 9RH £450,000



Tel No: 01268 699 599 | Fax: 01268 699 080 | james@richardpoyntz.com  
Registered Office: Richard Poyntz and 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 | VAT No. 731 4287 45  
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Attractive Five Bedroom Detached family home ideally located towards the edge of the Island to provide good access to and from the Island along with Waterside Farm Sports Complex, Castle Point Golf Course, and Morrisons Local all close by and within easy reach of Benfleet Railway Station with direct links to Fenchurch Street. The property itself offers spacious accommodation including an entrance porch connecting to an entrance hall with a ground-floor cloakroom, superb-sized through lounge/diner 21'3 x 12'6, a modern fitted and good-sized kitchen, a separate study/dining room, and a ground-floor fifth bedroom. To the first floor are four well-proportioned bedrooms together with a modern three-piece bathroom. Externally the property benefits from a good-sized patio and lawned rear gardens with a garden/bar room to one side which is fully fitted, a garage, and a drive located directly to the side. Viewing comes strongly recommended.

- \*\* Five Bedroom Detached Family Home ideally situated to provide good access to and from the Island with Waterside Farm Sports Complex located within walking distance and Morrisons Local close by
- \*\* Good access to Benfleet Railway Station with direct links to Fenchurch Street
- \*\* Superb sized through Lounge/Diner 21'3 x 12'6
- \*\* Modern fitted Kitchen
- \*\* Study/Dining Room
- \*\* Groundfloor Bedroom Five
- \*\* Four well-proportioned Bedrooms to the first floor
- \*\* Groundfloor Cloakroom
- \*\* Superb first floor modern Bathroom
- \*\* Patio and lawned rear garden
- \*\* Garden/Bar Room
- \*\* Garage and Driveway

#### Entrance Porch

The property is approached via a central UPVC entrance door leading to an entrance porch with a further double-glazed door leading to the main entrance hall.

#### Entrance Hall



Stairs connecting to the first floor with storage cupboard below, laminate wood flooring, radiator with cover, panelled doors leading to the accommodation.

#### Groundfloor Cloakroom



Obscure double-glazed window to the rear elevation, modern suite comprising low-level push flush wc with wash hand basin inset to vanity unit below, laminate wood flooring, half ceramic tiling to the walls.

#### Lounge/Diner 21'3 x 12'6 (6.48m x 3.81m)



Superb sized through room with feature UPVC double glazed bow window to the front, UPVC double glazed bi-folding doors leading directly onto the garden, laminate wood flooring, tv and power points, coved and flat plastered ceiling, ample space for six seater table and chairs as required.





**Kitchen 16'1 x 8'9 (4.90m x 2.67m)**



Again a superb sized room with UPVC double-glazed window to the side elevation and half double-glazed door providing access, a range of rolled edge worksurfaces to three sides with light wood units at base and eye level, one and a quarter inset stainless steel sink unit, space for a range style cooker with fitted extractor over, plumbing and space for a washing machine and tumble dryer, ceramic tiling to the floor and splashback to the walls, space for an American style fridge freezer with further worksurfaces with matching units at base and eye level, coved and flat plastered ceiling, wall mounted concealed boiler, various power points.

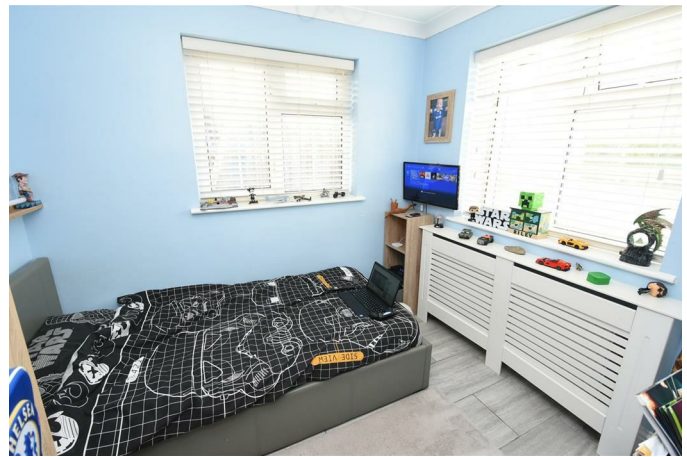


**Study/Dining Room 8'8 x 8'4 (2.64m x 2.54m)**



Currently utilised as a study with ceramic tiled floor continued, UPVC double glazed window to the front, coved and flat plastered ceiling, radiator.

**Groundfloor Bedroom Five 9' x 7'6 (2.74m x 2.29m)**



UPVC double glazed windows to the front and side elevations, radiator, tiled floor.

**First Floor Landing**

Good sized landing with UPVC double glazed window to the rear, coved and flat plastered ceiling, power points, access to loft via loft hatch and ladder, oak panelled doors leading to the accommodation.

**Bedroom One 12'9 x 12'8 (3.89m x 3.86m)**



Lovely size main bedroom with UPVC double glazed



window to the front, radiator, power points, coved and flat plastered ceiling.

### Bedroom Two 9'9 x 8'2 (2.97m x 2.49m)



UPVC double-glazed window to the side elevation, radiator, power points, coved and flat plastered ceiling

### Bedroom Three 8'6 x 8'3 (2.59m x 2.51m)



UPVC double glazed window to the side, radiator, power points, coved and flat plastered ceiling.

### Bedroom Four 7'1 x 9'3 (2.16m x 2.82m)



UPVC double glazed window to the front, radiator, power points, coved and flat plastered ceiling.

## Family Bathroom



Superb modern bathroom with obscure double glazed window to the front, chrome heated towel rail, suite comprising of tiled 'P' shaped panelled bath with fitted shower over and screening, low level push flush wc, wash hand basin inset to vanity unit below, ceramic tiling to the balance of walls and floor, flat plastered ceiling.

## Exterior

### Front Garden

Average sized with a brick retaining wall and external lighting.

### Garden



Lovely sized garden commencing with paved patio and the remainder being laid to lawn, raised pond to the rear, side access via pathway and gate, further garden/storage area to the adjacent side of the property, personal door from main garden leading to the garage, UPVC french style doors leading to Garden/Bar Room

### Garden/Bar Room 18'7 x 7'5 (5.66m x 2.26m)



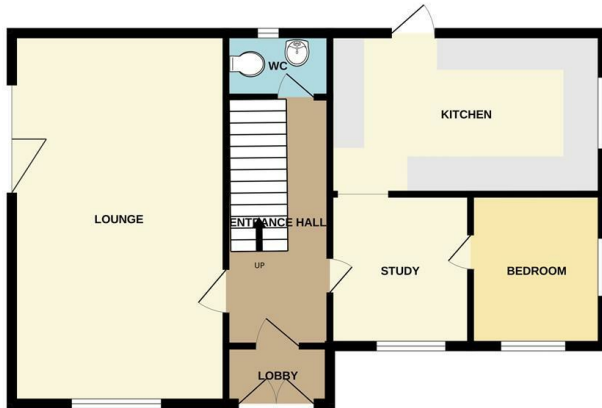
Superb entertaining area with fitted seating area to one end, to the adjacent end is a fitted bar with single drainer sink unit, bar area, space for fridge, storage areas, UPVC double glazed window and various power points.



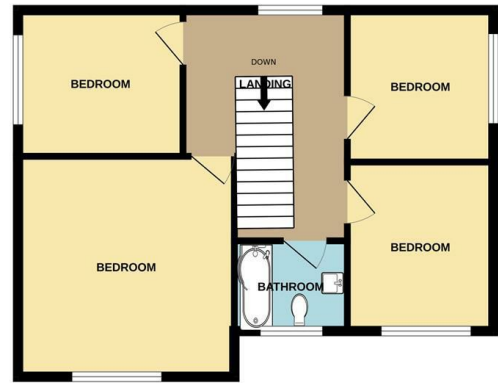
### Garage

Located to the rear of the garden with a personal door providing access to a single garage with opening doors leading to a drive with twin gates providing access.

GROUND FLOOR  
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR  
537 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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