



76. Church Parade



RICHARD
POYNTZ

**76. Church Parade
Canvey Island
Essex
SS8 9RH**

OIEO £290,000



Located in this convenient position close to local shops, bus routes, and easy access on and off Canvey Island is this well-presented and spacious two-bedroom detached bungalow.

The property offers off-street parking to the front with garage, a generous lounge to the front, two double bedrooms, a modern fitted kitchen with oven and hob, bathroom, and a good-sized rear garden. Further benefits include gas central heating with a new boiler installed in 2024.



Porch

Double-glazed entrance door into the porch, and a further door that connects to the lounge.

Lounge

16'1 x 15'8 (4.90m x 4.78m)

A good-sized lounge with space if needed for a dining room table, polished laminate style flooring, coving to flat plastered ceiling with picture rail, large double-glazed bay window, and radiator.

Inner Hall

This connects the remainder of the accommodation.

Kitchen

9'10 x 7'7 (3.00m x 2.31m)

Double-glazed door and window to the side elevation, light wood fronted style units and drawers at base level with work surfaces over, inset one and a quarter stainless steel sink with

mixer taps, inset stainless steel gas hob plus oven under, tiling to splashbacks, matching units at eye level.

Bedroom One

13 x 10'5 (3.96m x 3.18m)

Double-glazed to the rear elevation, radiator.

Bedroom Two

10 x 9'10 (3.05m x 3.00m)

A good-sized double bedroom with double-glazed French doors opening directly onto the garden, radiator,

Bathroom

Suite comprising a white bath, low-level wc, pedestal wash hand basin, tiling to walls and floors in ceramics, and radiator.

Exterior

Front Garden

Ample parking to the front, which connects to a garage, and side access to the rear garden

Rear Garden

Mainly laid to lawn with a small patio area, fencing to the boundaries, larger than average, and access to the garage

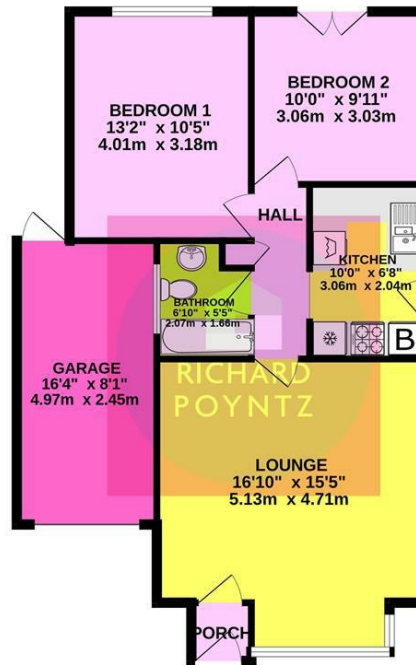
Garage

16'7 x 7'11 (5.05m x 2.41m)

Door to front and door to rear elevations.



GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 sq.m.) approx.
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