



30 The Parkway



**RICHARD
POYNTZ**

30 The Parkway Canvey Island Essex SS8 0AQ

£375,000



Situated in one of Canvey Island's most sought-after locations — close to both the Town Centre and Seafront — is this characterful two-bedroom detached bungalow, set on a generous plot with a secluded rear garden and a useful garage.

The spacious accommodation comprises a central entrance hall, two double bedrooms to one side, and a good-sized lounge to the other. To the rear, a dining area adjoins the kitchen, leading into a conservatory/lean-to that enjoys views over the garden. Completing the layout is a modern shower room and a handy utility area/store accessed from the conservatory.

Arrangements to view can be made by contacting our office. The property is offered for sale with No Onward Chain.



Porch/Hall

Door into a small porch which in turn opens into a spacious hallway.

Lounge

16'5 x 12'11 (5.00m x 3.94m)

Positioned at the front of the property, this room features a large double-glazed bay window, laminate flooring, a radiator, and coving to the ceiling

Dining Area

11'6 x 9'10 (3.51m x 3.00m)

High-level double-glazed window to the side, laminate flooring and opening onto the kitchen, from here access to conservatory/lean-to.

Kitchen

9'10 x 7' (3.00m x 2.13m)

Double-glazed window to the rear elevation. Fitted with light wood-style fronted units and drawers at base level, complemented by rolled-edge work surfaces to three walls with tiled splashbacks. Inset stainless-steel sink with chrome mixer tap, four-ring gas hob with oven below, and integrated fridge. Matching wall-mounted units at eye level, together with a wall-mounted gas-fired boiler.

Conservatory/Lean-to

18' x 10'3 (5.49m x 3.12m)

Large double-glazed sliding patio doors opening directly onto the garden, obscure roof, tiling to floors, and access to the utility/store

Utility/Store

6' x 6'5 (1.83m x 1.96m)

Bedroom One

11' x 10'1 (3.35m x 3.07m)

Positioned at the front of the property off of the hall, a large double-glazed bay window to the front elevation, wardrobes fitted and to remain.

Bedroom Two

9' x 10'6 (2.74m x 3.20m)

Double-glazed window to the rear elevation.

Shower Room

A modern shower room fitted with a corner shower enclosure, low-level WC, and vanity-style wash basin with storage beneath. Finished with attractive grey tiling to the walls and floor, chrome heated towel rail, and double-glazed window providing natural light and ventilation.

Exterior**Front Garden**

Low-level brick wall to one side, access to the rear of the property, shared drive connecting to the garage. Parking outside the front for two cars

Garage

18' x 7' (5.49m x 2.13m)

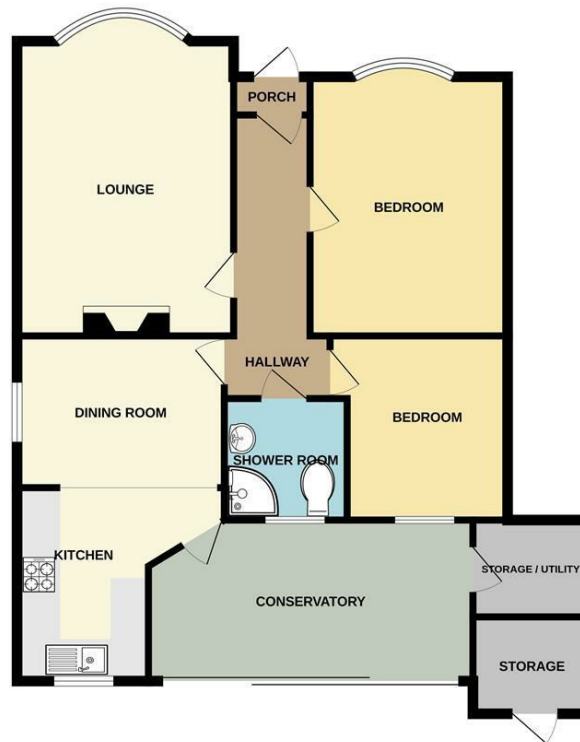
Up and over door.

Rear Garden

The garden is much larger than average, commencing with a crazy-paved patio area, with the remainder laid to lawn and bordered by a variety of mature shrubs. The rear boundary is screened by hedging and features a small shed, a greenhouse, an additional shed, and a useful storage area to the rear of the property.



GROUND FLOOR
997 sq.ft. (92.6 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 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 guidance purposes only and should be used as such for 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 Metreplan C2025

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.

