



107 Church Parade



**RICHARD
POYNTZ**

107 Church Parade Canvey Island SS8 9RH

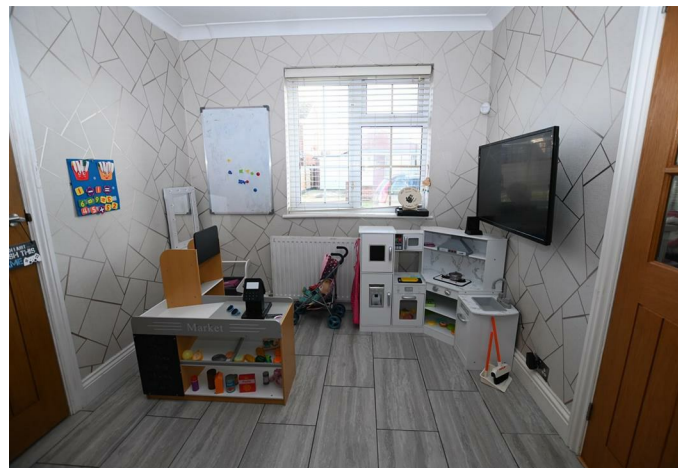
Guide Price £400,000



Guide Price £400,000 to £425,000

This inviting five-bedroom detached family home is ideally situated on the edge of the Island, offering convenient access to and from the area. It is surrounded by amenities such as the Waterside Farm Sports Complex, Castle Point Golf Course, and Morrisons Local. It is easily accessible from Benfleet Railway Station with direct links to Fenchurch Street.

The property boasts spacious accommodation, including a modern kitchen, a separate dining/work from home room, and a ground-floor fifth bedroom. The first floor features four well-proportioned bedrooms and a modern three-piece bathroom. Outside, the property offers a lovely patio, lawned rear gardens, a fully fitted garden/bar room, a garage, and a driveway. Viewing is highly recommended.



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.

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)

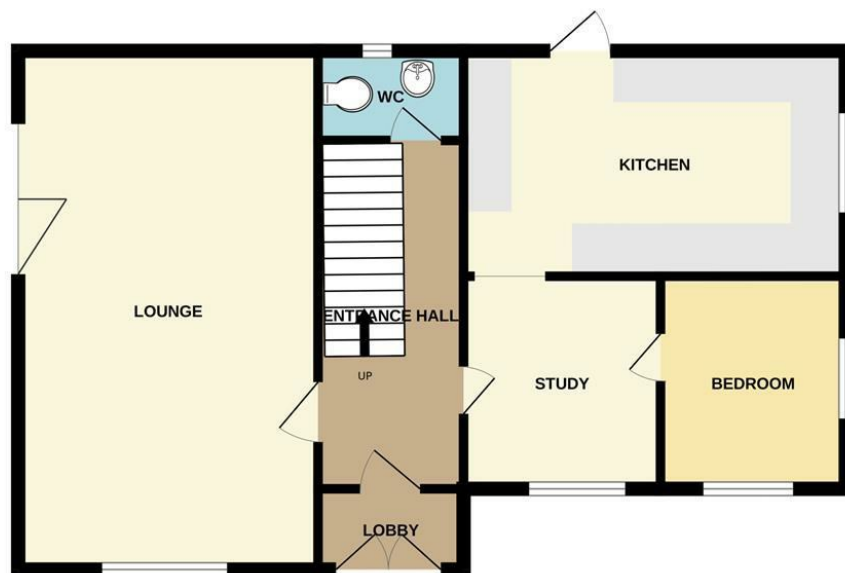
Superb entertaining area with fitted seating area to one end, to the adjacent end is a fitted bar with single drainer sink unit, bar area, space for fridge, storage areas, UPVC double glazed window and various power points.

Garage

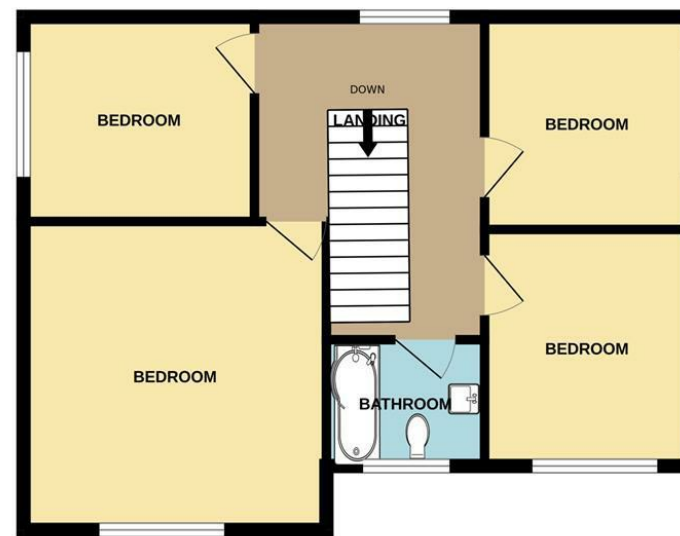
Located to the rear of the garden with a personal door providing access to a single garage with opening doors leading to a drive with twin gates providing access.



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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