



RICHARD
POYNTZ
NEW SALE STAFF PRICES

30 *The Parkway*



RICHARD
POYNTZ

30 The Parkway Canvey Island Essex SS8 0AQ

£360,000



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)

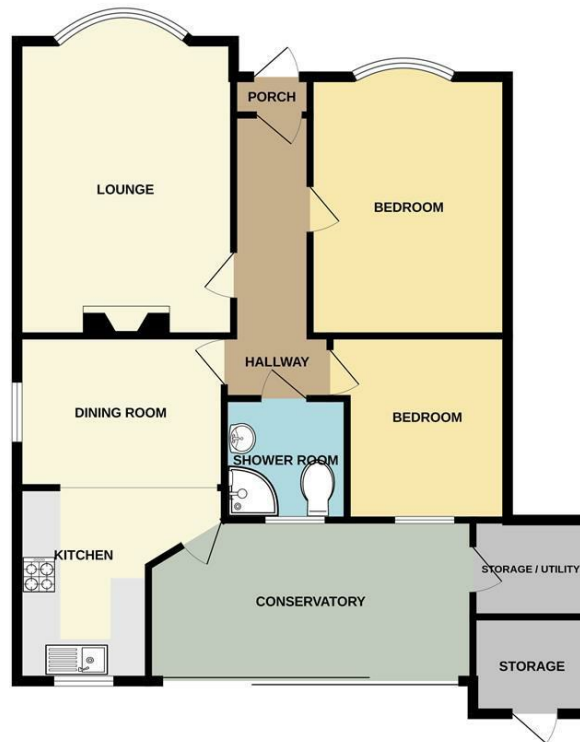
Up and over door.

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.
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