21 Park Road
RICHARD
POYNTZ

21 Park Road
Canvey Island
SS8 7PT

Offers Invited £580,000

4 4 4

Built to the highest of specifications, this striking eco-style contemporary home offers exceptional accommodation finished to an impressive standard throughout. Designed with modern living firmly in mind, the property combines cutting-edge technology with strong architectural presence and generous proportions.

The accommodation features underfloor heating to both floors, complemented by high vaulted ceilings to the first-floor bedroom and landing, creating a wonderful sense of space and light. At the heart of the home is a stunning open-plan kitchen/family room, fitted with high-end appliances and designed for both everyday living and entertaining. A principal lounge is positioned to the front, providing a more formal living space.

The main bedroom is particularly impressive, offering excellent proportions and direct access to a large balcony with open views across the park, Canvey football pitch and towards the seawall. There is also an en-suite to the second bedroom, a modern family bathroom, and a useful ground-floor shower room. Additional practical features include a utility room and a striking steel contemporary staircase.

The property benefits from an array of high-quality features including automatically closing Velux windows activated by rain sensors, a high-end fire extinguishing system, and thoughtful eco-design elements throughout.

Entrance Hallway
13'09 x6'09 (4.19m x2.06m)
A welcoming and well-proportioned entrance hall sets the tone for the rest of the home. Finished with the same attractive herringbone-style flooring, the space feels light, modern and well connected.

A striking open-tread staircase rises to the first floor, complemented by contemporary balustrading which allows light to flow freely through the space while adding a real design feature. Doors lead through to the main living accommodation, with clean lines, neutral finishes and recessed lighting creating a calm and practical first impression.

Lounge
20'06 x 11'02 (6.25m x 3.40m)
A generously sized lounge with a large double-glazed window to the front, allowing plenty of natural light.

Open-plan kitchen and family room
21'09 x 18'8 (6.63m x 5.69m)
A superb open-plan kitchen and family room, designed very much for modern living while keeping a sensible, timeless layout that simply works. The room features an attractive herringbone-style floor and recessed ceiling lighting, creating a bright, welcoming space for both everyday life and entertaining.

The kitchen is fitted with contemporary units complemented by a central island, providing excellent preparation space and a natural hub for family and guests alike. Worktop finishes are to be confirmed, . Integrated appliances include a built-in oven, a dual microwave, a fridge, a freezer, and a dishwasher, ensuring both practicality and a clean, uncluttered appearance.

Bi-folding doors open to the rear, flooding the room with natural light and providing seamless access to the garden—ideal for warmer months and family gatherings. There is also direct access to the utility room, keeping the hardworking essentials neatly tucked away where they belong.

In short: a proper family space—room

Utility Room
7'07 x 6'09 (2.31m x 2.06m)
Double-glazed door to the rear leading to the garden, with internal access to the shower room. Fitted base units with work surfaces to follow.

Ground Floor Shower Room
A modern ground floor shower room finished in contemporary tiling, providing a practical addition to the accommodation. The room is fitted with a walk-in shower with glass screen, low-level WC and a wall-mounted vanity unit with inset wash basin.

Additional features include a heated towel rail and a window providing natural light and ventilation. Clean, functional and sensibly laid out—ideal for guests or everyday use without anyone having to head upstairs.

Landing
20'03 x 5'10 (6.17m x 1.78m)
A bright and well-proportioned first floor landing featuring a high ceiling which adds to the sense of space and light. A Velux roof window with automatic rain sensor provides excellent natural daylight and closes automatically in wet weather, offering both convenience and peace of mind.

The landing gives access to the principal bedroom and further accommodation, with clean, neutral finishes continuing the modern and practical feel throughout. A simple, well-designed space that works properly and avoids any sense of confinement.

Principal Bedroom
20'03 r 16'02 x 14'8 (6.17m r 4.93m x 4.47m)
A spacious and well-presented principal bedroom featuring a vaulted ceiling and Velux roof windows, which are fitted with automatic rain sensors. The room enjoys excellent natural light throughout the day.

Glazed doors provide direct access to the covered balcony, taking advantage of the open aspect to the front, while there is also direct access to the en-suite shower room, creating a practical and well-planned main bedroom suite.

A comfortable and well-proportioned room, combining modern features with a pleasant outlook.

Balcony
A standout feature of the property, this covered balcony is finished with attractive timber cladding and enjoys open, far-reaching views across open fields, the football pitch and towards the seawall, providing a wonderful sense of space and outlook.

Designed to be genuinely usable rather than just something to look at, the balcony benefits from external power points, making it ideal for lighting, heating or simply setting up a proper seating area. With its sheltered position and elevated aspect, it offers a superb spot to relax, entertain or keep an eye on the match—without having to stand on the touchline.

A practical, well-thought-out addition that adds real lifestyle value and makes the most of the property's enviable setting.

Ensuite
Shower Room / Bathroom – Comprising a panelled bath with mixer tap, separate shower enclosure, low-level WC and wash hand basin. Tiled walls and flooring, with a double-glazed window to the front providing natural light.

Solid, sensible, and

Bedroom Two
16'05 x9'03 (5.00m x2.82m)
A good-sized double bedroom featuring a double-glazed window to the rear, providing ample natural light.

Ensuite
Comprising a fully tiled shower enclosure with electric shower, low-level WC and vanity wash hand basin. Tiled walls and flooring, finished in a modern, neutral style.

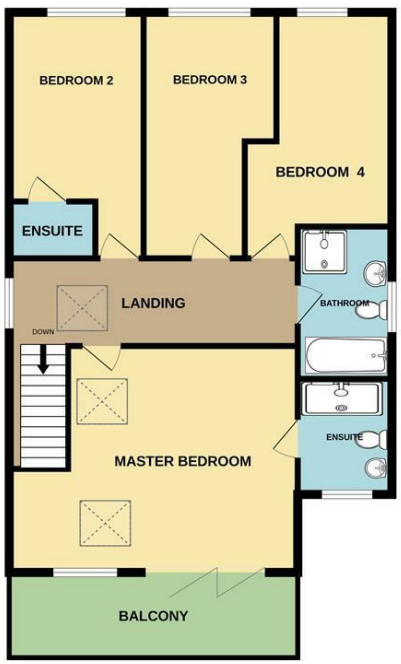
Bedroom Three
16'04 r14'8 x 9ft (4.98m r4.47m x 2.74mft)
A good-sized double bedroom featuring a double-glazed window to the rear, providing ample natural light.

Bedroom Four
13'11 x 10' (4.24m x 3.05m)
A good-sized double bedroom featuring a double-glazed window to the rear, providing ample natural light.

Bathroom
9'11 x 6'01 (3.02m x 1.85m)
– A modern, well-appointed bathroom comprising a panelled bath with mixer tap, separate fully tiled shower enclosure, low-level WC and vanity wash hand basin. Tiled walls and flooring, heated chrome towel radiator and a double-glazed window to the front providing natural light.

GROUND FLOOR

1ST FLOOR



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