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## 23 Park Road Canvey Island, Essex SS8 7PT Guide Price £550,000



Tel No: 01268 699 599 | Fax: 01268 699 080 | james@richardpoyntz.com  
Registered Office: Richard Poyntz and 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 | VAT No. 731 4287 45  
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Guide Price - £550,000 to £600,000

No onward chain ! Located in this popular Leigh Beck Area of Canvey Island, at the edge of a park and within a stone's throw of Canvey's Seawall for its picturesque walks and Canvey Island Football Club. The property is located at the end of a cul-de-sac position on a spacious corner plot with parking facilities for several vehicles plus a double garage.

The property presents stylish and adaptable accommodation with five double bedrooms on the ground floor, a stunning en-suite to the spacious main bedroom, a utility room, and a main family bathroom. To the first floor is a very spacious lavish lounge/diner which offers abundant living space for a dining room table and an array of sofas if required; there are doors from here to a wrap-around balcony with views of the park, football ground, and the seawall, off of here and open plan is an additional dining area connecting to a modern fitted kitchen designed in the latest fashion, again from here is a dining room together with an additional sitting room or even bedroom six if required. Completing the accommodation is the first-floor cloakroom. The property benefits from mainly double-glazed windows throughout, gas fired heating via a combination boiler. If you are looking for a spacious family home, we would not hesitate to recommend an internal inspection.

- \*\* Extremely wide plot with garden to the side
- \*\* Parking for several vehicles
- \*\* Large double garage
- \*\* Located at the end of a cul-de-sac
- \*\* Sides on to local parkland with the seawall in the near distance together with Canvey Island' Football Club
- \*\* Walking distance to Leigh Beck Schools, local shops, bus routes
- \*\* Modern gas-fired central heating via combination boiler
- \*\* Mainly double glazed windows
- \*\* Five double size bedrooms on the ground floor
- \*\* Ground floor utility room
- \*\* Modern en-suite and family bathroom
- \*\* Spacious lounge/family area 29'3x22'1 with a wrap-around balcony offering panoramic views of the surrounding area
- \*\* Separate dining room
- \*\* First-floor bedroom six or additional sitting room
- \*\* First-floor cloakroom
- \*\* Contemporary fitted kitchen with high-end appliances including hide and slide NEFF oven plus built-in microwave, dishwasher and American style fridge to remain

## Hallway



Double-glazed entrance door into an entrance hall with stairs connecting to the first floor, radiator, laminate style flooring, doors off to the bedrooms, which are positioned on the ground floor.

## First Floor Lounge / Family Room 29'3x22'1 (8.92mx6.73m)



An exceptionally spacious reception room with floor-to-ceiling double-glazed windows to the side elevation, further double-glazed windows to the front, and large double-glazed sliding patio doors opening onto the balcony. Views from all the windows of the park and seawall within the near distance, space if required for an extensive array of sofas and large dining room table. Ceramic tiling to the floors, coved to flat plastered ceiling with inset spotlights, breakfast bar/bar area to the side with granite style work surfaces, opening through to the kitchen/diner.



**Kitchen/Breakfast Room 19'3x11'2 (5.87mx3.40m)**

Ample space if required for an additional dining room table and chairs within the dining area, a square archway through into the kitchen section with an extensive range of white gloss units at base level with integral dishwasher to remain, work surfaces over with inset stainless steel sink, granite style tiling to the splashbacks. Matching units at eye-level, ceramic hob with units incorporating a high-level Neff hide and slide oven with microwave over, overhead extractor unit, flat plastered ceiling with inset spotlights, tiling to the floor in tasteful ceramics, opening through to an additional dining room.



**Balcony**

**Dining Room 10'5x9'3 (3.18mx2.82m)**



Double glazed window to the front elevation, radiator, coved to flat plastered ceiling, access from here into bedroom six/second reception room.

**Bedroom Six / Second Reception 11'1x8'5 (3.38mx2.57m )**

Double glazed window to the front.

**Cloakroom ( First Floor )**



Window to the rear elevation, tiling to the walls and floor in ceramics, low-level w/c with push flush and vanity unit with inset wash hand basin, cupboard housing the modern fitted gas combination boiler

**Ground Floor**

**Bedroom One 18'1x13' (5.51mx3.96m)**



A very spacious main bedroom, two double glazed windows to the front elevation, radiator. An extensive range of fitted wardrobes with an opening through to the en-suite bathroom.



**En-Suite Bathroom**

Stylish en-suite fitted in the latest style with a corner white panel bath, low-level w/c, wall-mounted white wash hand basin with vanity unit under, tiling to the walls and floor and large shower cubicle with glass enclosure.

**Bedroom Two 9'9x8'9 (2.97mx2.67m)**

Double glazed window to the front, radiator, coved to flat plastered ceiling.

**Bedroom Three 12'2x10'8 (3.71mx3.25m)**



Double glazed window to the front, laminate flooring, coving to the ceiling

**Bedroom Four 13'7x7'7 (4.14mx2.31m )**



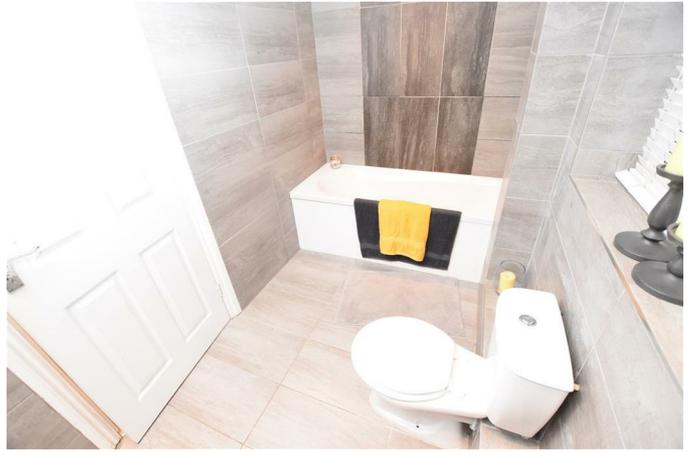
Double glazed window to the side, laminate flooring, coving to the ceiling, part wallpaper decor.

**Bedroom Five 10'1x8'7 (3.07mx2.62m)**



Double glazed window to the rear elevation, laminate flooring, coving to the ceiling

**Bathroom**



A stunning modern design suite, four piece with white wash hand basin with units under, and chrome mixer tap, tiled corner shower cubicle, low-level w/c, white paneled bath, tasteful tiling to the walls and floor, chrome towel rail.

**Utility Room 8'5x5'5 (2.57mx1.65m )**

Double door to the side with units at base level with space and plumbing for washing machine, work surfaces with inset stainless steel sink

**Front**

Ample paved off-street parking to the front for several vehicles with access to a large double garage.

**Double Garage**

Up and over door

**Gardens**

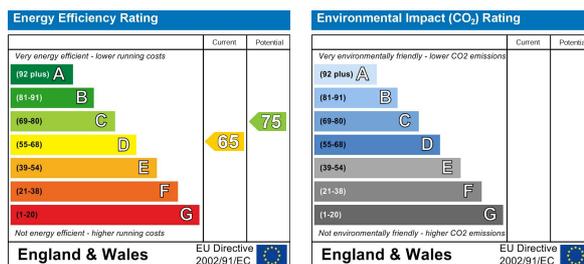


Positioned at the side, and sides onto the park with a low-level brick wall, and an array of shrubs to the borders, mainly laid to lawn with further patio area directly in front, and screened by hedging.





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