



76. Church Parade



RICHARD
POYNTZ

**76. Church Parade
Canvey Island
Essex
SS8 9RH**

Asking Price £280,000



Located in this convenient position close to local shops, bus routes, and easy access on and off Canvey Island is this well-presented and spacious two-bedroom detached bungalow.

The property offers off-street parking to the front with garage, a generous lounge to the front, two double bedrooms, a modern fitted kitchen with oven and hob, bathroom, and a good-sized rear garden. Further benefits include gas central heating with a new boiler installed in 2024.



Porch

Double-glazed entrance door into the porch, and a further door that connects to the lounge.

Lounge

16'1 x 15'8 (4.90m x 4.78m)

A good-sized lounge with space if needed for a dining room table, polished laminate style flooring, coving to flat plastered ceiling with picture rail, large double-glazed bay window, and radiator.



Inner Hall

This connects the remainder of the accommodation.

Kitchen

9'10 x 7'7 (3.00m x 2.31m)

Double-glazed door and window to the side elevation, light wood fronted style units and drawers at base level with work surfaces over, inset one and a quarter stainless steel sink with



mixer taps, inset stainless steel gas hob plus oven under, tiling to splashbacks, matching units at eye level.

Bedroom One

13 x 10'5 (3.96m x 3.18m)

Double-glazed to the rear elevation, radiator.

Bedroom Two

10 x 9'10 (3.05m x 3.00m)

A good-sized double bedroom with double-glazed French doors opening directly onto the garden, radiator,

Bathroom

Suite comprising a white bath, low-level wc, pedestal wash hand basin, tiling to walls and floors in ceramics, and radiator.

Exterior

Front Garden

Ample parking to the front, which connects to a garage, and side access to the rear garden

Rear Garden

Mainly laid to lawn with a small patio area, fencing to the boundaries, larger than average, and access to the garage

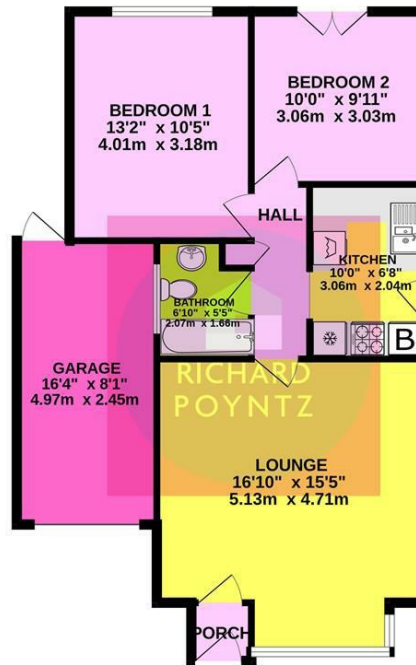
Garage

16'7 x 7'11 (5.05m x 2.41m)

Door to front and door to rear elevations.



GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 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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