



*22 Church Parade*



**22 Church Parade  
Canvey Island  
Essex  
SS8 9RQ**

**Offers In Excess Of £400,000**



This spacious four-bedroom detached family home is located in this popular Wintergardens location and within very easy reach of local schools, including Cornelius Vermuyden, shops, bus routes, and Benfleet Railway Station.

Externally, ample parking with a garage and accommodation includes a long entrance hall with a spacious lounge to the front, a separate dining room or additional reception room to the rear, and a kitchen with oven, hob, and extractor to remain. Completing the ground floor is the cloakroom. To the first floor are four double-size bedrooms, the master bedroom benefiting from an en-suite shower room, and completing the first floor is the bathroom.



**Hall**

Double Glazed entry door, Tiling to the floors, radiator.

**Cloakroom**

Two Piece Suite, Low-Level WC and wash hand basin, Double Glazed window to the side

**Lounge**

17'6 x 12'3 (5.33m x 3.73m)  
Double Glazed windows to front and side elevations, Laminate flooring, coving to ceiling, radiator.

**Dining Room**

9 x 12'6 (2.74m x 3.81m)  
Double Glazed french doors to the rear radiator.

**Kitchen**

11 x 8'3 (3.35m x 2.51m)  
Light units at base level with work surfaces over and inset stainless steel sink, tiling to splash backs, Tiling to splash backs and units at eye level. Double Glazed window to the rear, Tiling to floors, Double glazed door to the side

## First Floor Landing

Double-glazed window to the side

## Bedroom One

12'4 x 11'4 (3.76m x 3.45m)

Double Glazed window and radiator

## Ensuite

The suite comprises of Low-Level WC , Wash hand basin and Shower cubicle

## Bedroom Two

12'5 x 9'8 (3.78m x 2.95m)

Double Glazed window and radiator.

## Bedroom Three

10'2 x 9'4 (3.10m x 2.84m)

Double Glazed window and radiator.

## Bedroom Four

11'8 x 8'3 (3.49m x 2.51m)

Double Glazed window and radiator.

## Bathroom

Double glazed to the side, radiator., Coloured three-piece suite with Low-Level WC, Wash hand basin and bath

## Garage

16'8 (5.08m)

Rear Door , Up and over door to the front

## Front

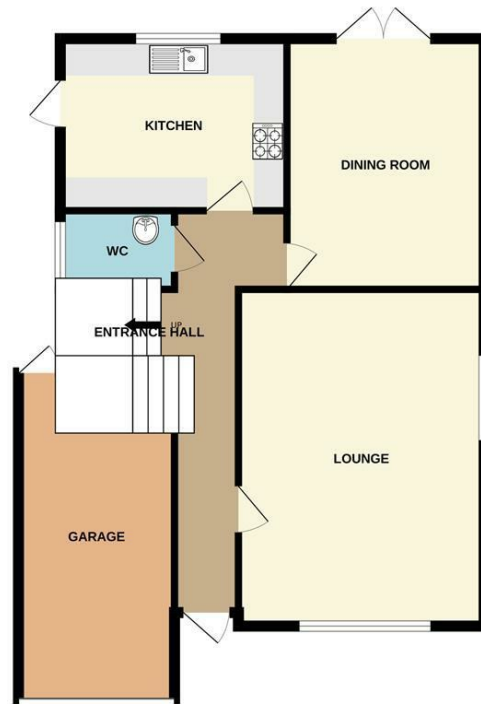
Ample Blocked Paved Parking to the front

## Rear

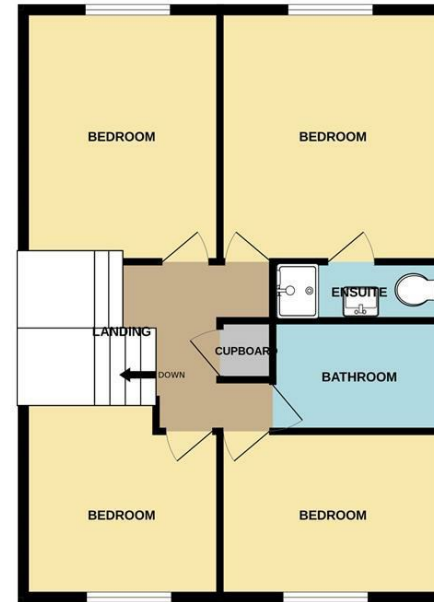
Good sized garden Patio area with the remainder laid to lawn. Fencing at the boundaries



GROUND FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA: 1478 sq.ft. (137.3 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.  
Made with Metropix ©2023

**Misrepresentation Act 1967:** These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

**Property Misdescription Act 1991** The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc. and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts



Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: [rp@richardpoyntz.com](mailto:rp@richardpoyntz.com)  
Registered Office: Richard Poyntz & 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 • V.A.T No: 731 4287 45  
Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.  
Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

