



* £350,000- £380,000 * LARGE CORNER PLOT * TWO TO THREE BEDROOMS * DRIVEWAY AND DETACHED GARAGE * A beautifully finished bungalow that boasts bright and spacious accommodation throughout and that sits on an impressive corner plot that has a South facing aspect. The property has had a recently fitted kitchen, a modern shower room and a gigantic brick based conservatory that the vendor predominately uses as a lounge diner. There is the option for two to three double bedrooms and/or a bay fronted lounge to the front. Located in a very popular residential road, this property is walking distance to Canvey Seafront amenities, Canvey High Street, and favoured Schools.

- Fully detached bungalow with driveway and garage
- South backing rear garden
- Two to three bedrooms with one to two reception rooms
- Sort after road
- Short walk to sea front amenities
- Imposing corner plot
- Newly fitted shaker style kitchen
- Huge brick based conservatory with gas central heating
- Walking distance to canvey highstreet
- No onward chain

The Parkway Canvey Island

£350,000

Price Guide



The Parkway



Frontage

Large wrap around front garden area, driveway for one large vehicle, access to the garage, side access to the rear garden, concrete path to:

Hallway

13'0" x 3'10"

UPVC double glazed front entrance door, loft hatch, and cupboard housing the utility meters, radiator, carpet, door to:

Lounge/Bedroom

12'11" into the bay 11'0"

Pendant light, double glazed bay windows to the front, feature fireplace with an electric fire, radiator, and carpet.

Bedroom One

12'7" x 10'11"

Smooth ceiling with a pendant light, double glazed window to the rear overlooking the garden, radiator, and carpet.

Bedroom Two

12'2" x 9'4"

Smooth ceiling with a pendant light, storage cupboard, radiator, carpet, double glazed French doors to the rear leading out to a brick based conservatory.

Shower Room

7'6" x 4'10"

Smooth ceiling, obscured double glazed widows to the side, double walk in shower, vanity unit wash basin, low level w/c, fully tiled walls, and tiled floor, radiator.

Kitchen

9'0" x 7'10"

Coved ceiling, double glazed window to the front, modern shaker style kitchen comprising; wall and base level units, space for a fridge freezer, integrated oven and grill, stainless steel sink and drainer with a mixer tap, four ring gas hob with an extractor fan above, tiled splashbacks, wall mounted Worcester combination boiler, radiator, lino flooring, door to:

Wrap Around Brick Based Conservatory

34'5" > 9'4" x 20'4" > 5'3"

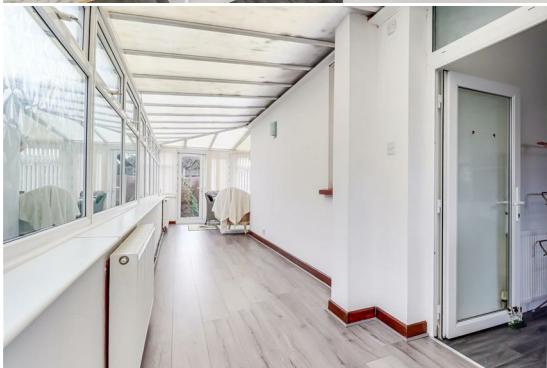
Area outside the kitchen - plumbing for a washing machine, space for an additional fridge freezer, fuse board, radiator, obscured double glazed windows to the front and side, laminate flooring. This area leads down to the rear of the property, double glazed windows to the side and rear with double glazed French doors to the rear leading out to the garden, radiator, wall lights, and laminate flooring.

South Facing Rear Garden

Mainly patio area with a small section of lawn, flower and shrub borders, garden shed, access to a stone side garden area, access to the front garden area, access to the side driveway and garage.

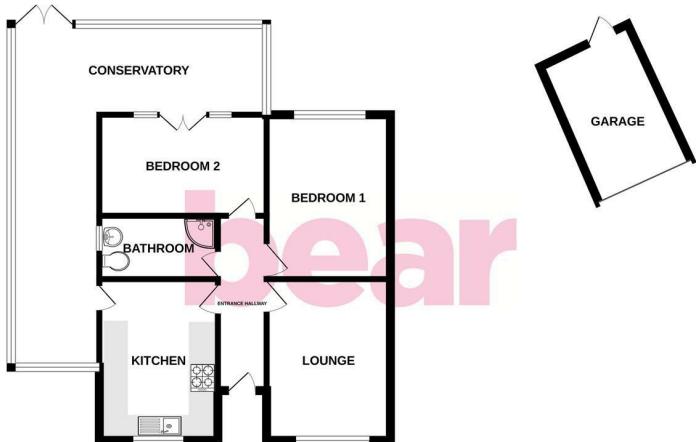
Detached Garage

Double doors to the front, power and light.



Floor Plan

GROUND FLOOR



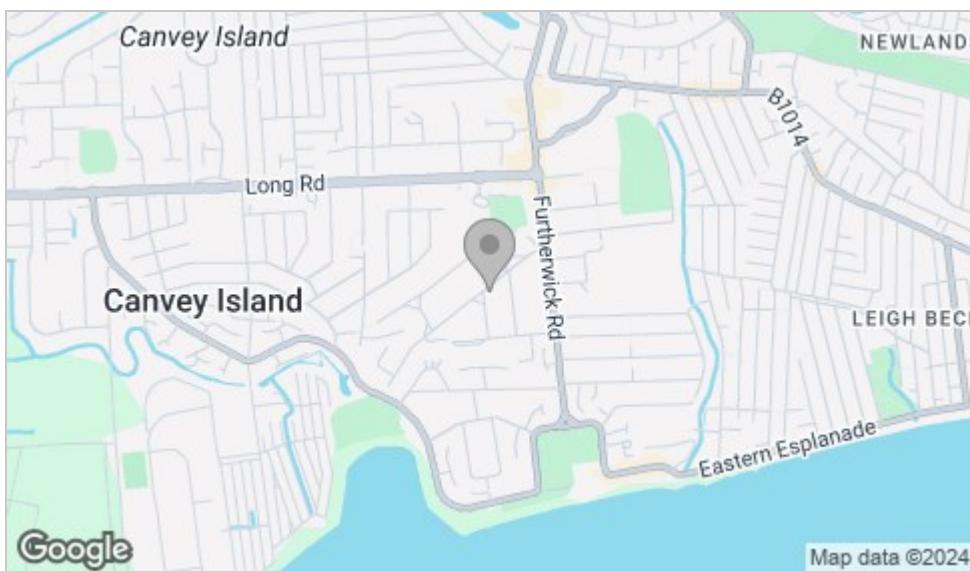
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

As at the time of drawing. All dimensions are approximate.

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Area Map



Viewing

Please contact our Canvey Island Office on 01268 988 688 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	