

**To arrange a viewing contact us  
today on 01268 777400**



## **Station Approach, Canvey Island Price guide £425,000**

- **Three Bedrooms & Loft Room.**
- **Convenient Transport Links, Amenities & Local Woodland.**
- **Detached Luxury New Build Home.**
- **Aspire Estate Agents New Builds**
- **Loft Room**
- **Desirable Canvey Island Location.**
- **Three Bedrooms & Loft Room. Stunning Open Planned Family Room.**
- **Call Aspire Estate Agents To Book In A Viewing**
- **En Suite**
- **Rear Garden**

Aspire Estate Agents proudly presents this detached luxury new build home, offering a stunning open planned family room complete with a contemporary kitchen and integrated appliances. With three spacious bedrooms and a loft room, this property ensures ample and comfortable living space for a growing family.

Our esteemed sellers are delighted by the desirable Canvey Island location of this property. With convenient transport links, amenities, and local woodland just a short walking distance away, this home offers the perfect combination of tranquility and accessibility.

**Entry** - A security system with a buzzer and phone entry door provides access to the communal hallway, which leads to the front door of the ground floor apartment.

**Hallway** - The hallway features carpet flooring, a wall-mounted phone entry unit, a cupboard, and doors opening to various rooms.

**Lounge** - This room measures 4.45m x 3.15m (14'7 x 10'4) and includes double glazed windows to the rear and side. It has wood effect laminate flooring and a door that opens to the kitchen.

**Kitchen** - Measuring 3.10m x 1.88m (10'2 x 6'2), the kitchen is equipped with gloss wall and base units, complemented by a modern wave effect tiled splashback. The black roll top work surface includes an inset black composite sink/drainer with a mixer tap. Appliances include a built-in electric oven, a four-burner electric hob, and an extractor fan. There is space for a washing machine and a fridge/freezer. The kitchen also features a double glazed window to the rear and tile effect vinyl flooring.

**Bedroom One** - This room measures 4.27m x 2.46m (14'0 x 8'1) and has a double glazed window to the side. It includes a built-in fitted mirrored sliding wardrobe, carpet flooring, and a wall-mounted electric heater.

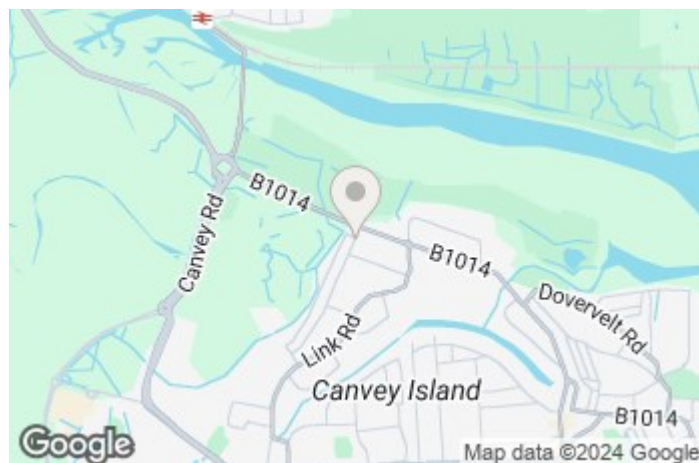
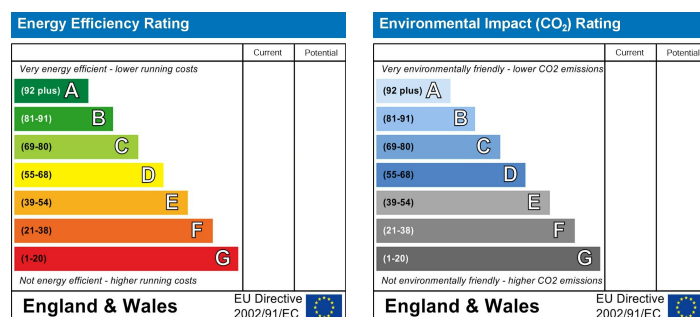
**Bedroom Two** - With dimensions of 3.45m x 1.96m (11'4 x 6'5), this room features a double glazed window to the side, carpet flooring, and a wall-mounted electric heater.

**Bathroom** - The bathroom measures 1.93m x 1.85m (6'4 x 6'1) and comprises a three-piece suite. It includes a bath

with taps over, a wall-mounted electric shower above the bath, a pedestal hand wash basin with taps over, and a W/C. The walls are adorned with modern grey gloss tiles, and the floor is covered in black tile effect vinyl. An extractor fan is also present.

**Parking** - The property offers two allocated parking spaces.

**Communal Garden** - At the rear of the property, there is a shared lawn area.



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.