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## Station Approach, Canvey Island Offers in the region of

£450,000

- Call Aspire Estate Agents To Book In A Viewing
- Convenient Transport Links, Amenities & Local Woodland.
- Detached Luxury New Build Home.
- Four Double Bedrooms
- Rear Garden & Ample Off-Street Parking.
- Aspire Estate Agents New Builds

**Introducing an exceptional detached family home by Aspire Estate Agents, located in an exclusive new development in the highly desirable area of Canvey Island. This property, available with no chain, boasts luxurious living across three floors, showcasing high-quality fixtures, fittings, and contemporary finishes. The exterior boasts a generous rear garden and a driveway providing ample off-street parking. Perfect for a large or expanding family, the sellers particularly value the versatility of the stunning open plan reception room, which can effortlessly transform into the ideal entertaining space for hosting friends and loved ones.**

**Entryway:**

The entrance is through an opaque double glazed door, leading to:

**Hallway:**

Spacious hallway measuring 13' 1" x 9' 1" (3.98m x 2.77m). The hallway features stairs leading to the first floor, a smooth ceiling with built-in downlights, and tiled flooring with heating. Doors lead to:

**Cloakroom:**

The cloakroom measures 5' 6" x 2' 10" (1.68m x 0.86m) and includes a vanity hand basin, low level WC, tiled walls, smooth ceiling with built-in downlights, and tiled flooring.

**Living Room:**

Expansive living room measuring 19' 3" x 15' 3" (5.86m x 4.64m). It features a double glazed window to the front aspect, double glazed French doors leading to the rear aspect, smooth ceiling with built-in downlights, and tiled flooring with heating. This room opens to:

**Kitchen:**

The kitchen measures 13' 1" x 9' 3" (3.98m x 2.82m) and includes a double glazed window to the rear aspect. It is equipped with a

**First Floor Landing:**

The first floor landing features stairs leading to the third-floor accommodation. It includes a radiator and a smooth ceiling with built-in downlights. The flooring is carpeted. There are doors that lead to the following rooms:

**First Bedroom:**

The first bedroom measures 12' 5" x 10' 10" and has double glazed French doors that lead to a balcony. It also includes a radiator and carpet flooring. There is a door that leads to an en-suite.

**En-Suite:**

The en-suite measures 7' 6" x 5' 5" and features an opaque double glazed window to the rear aspect. It includes a double shower cubicle, vanity hand basin, heated towel rail, low-level WC, tiled walls, and a smooth ceiling with built-in downlights. The flooring is tiled.

**Second Bedroom:**

The second bedroom measures 14' 4" x 10' 1" and also has double glazed French doors leading to a balcony. It includes a radiator, a smooth ceiling with built-in downlights, and carpet flooring.

**Family Bathroom:**

The family bathroom measures 6' 9" x 5' 11" and features an opaque double glazed window to the rear aspect. It includes a P-shaped bathtub with a raised shower system over, a shower screen, vanity hand basin, heated towel rail, low-level WC, tiled walls, and a smooth ceiling with built-in downlights. The flooring is tiled.

**Third Bedroom:**

The third bedroom measures 11' 0" x 6' 7" and has a double glazed window to the front

aspect. It includes a radiator, a smooth ceiling with built-in downlights, and carpet flooring.

**Second Floor Landing:**

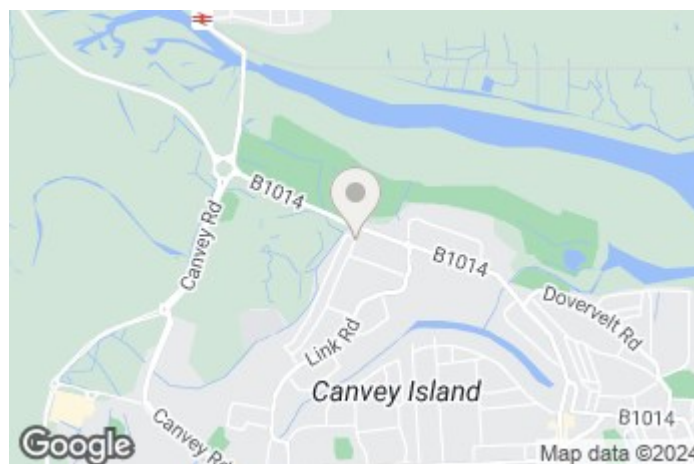
The second floor landing features a double glazed window to the front aspect. It has a door that leads to:

**Master Bedroom:**

The master bedroom measures 22' 10" x 9' 6" and has restricted head height. It features Velux windows, a smooth ceiling with built-in downlights, and carpet flooring.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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.