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## Grafton Road, Canvey Island Offers in excess of £375,000

Aspire Estate Agents presents an exceptional opportunity in one of Canvey Island's most sought-after locations. This spacious three-bedroom detached property offers ample room, amenities, and charm, making it an ideal investment for a growing family or those seeking to downsize without sacrificing space.

Located within walking distance of Canvey Town Centre and Canvey Seafront, this home is surrounded by a variety of shops, local businesses, and seaside attractions. Inside, the property features three generously sized bedrooms, each capable of accommodating double beds, along with expansive living areas. The ground floor boasts a large open-plan lounge/diner bathed in natural light, adjacent to a well-appointed kitchen and separate utility room. Completing the layout is a convenient downstairs W/C and a bonus bedroom/study, ingeniously carved out of a portion of the garage space.

Additional Note: A new boiler has been installed within the last 12 months, ensuring modern comfort and efficiency for the fortunate new owner.

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Tenure: Freehold  
Council Tax Band: D

Kitchen: 10' 6" x 8' 5" (3.20m x 2.57m)

Lounge/Diner: 30' 3" x 12' 10" (9.22m x 3.91m)

W/C: 4' 8" x 4' 4" (1.42m x 1.32m)

Bedroom 1: 10' 6" x 8' 5" (3.20m x 2.57m)

Bedroom 2: 15' 5" x 9' (3.78m x 2.74m)

Bedroom 3: 10' 2" x 7' 9" (3.10m x 2.36m)

Bathroom: 10' 2" x 7' 9" (3.10m x 2.36m)

Garage: 17' 8" x 9' 3" (5.38m x 2.82m)

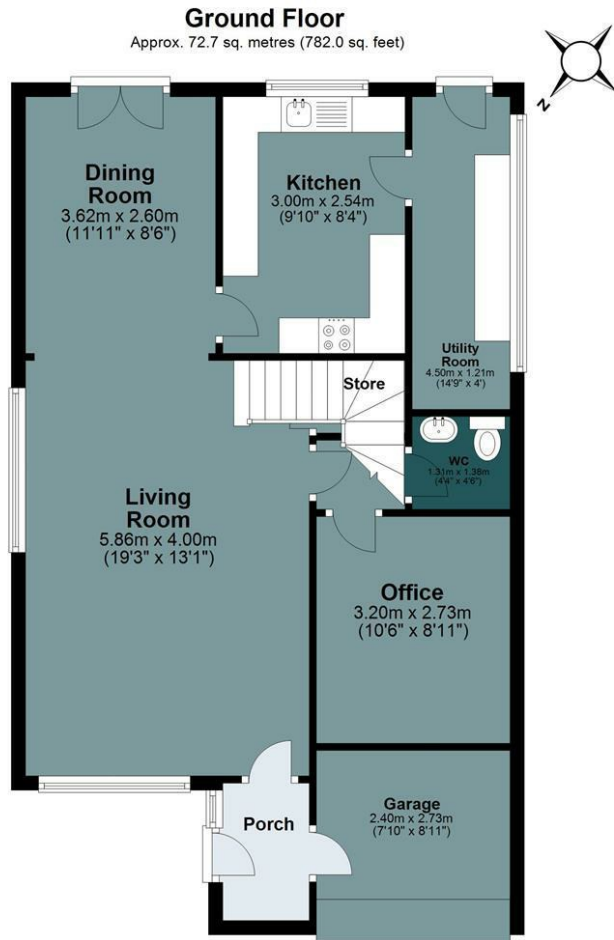
Ground Floor: The ground floor comprises of Porch, Open plan Living Room/Diner, Kitchen, Utility Room, Downstairs W/C, Downstairs Bonus Room, Inner Hall and Staircase.

First Floor: The first floor comprises of First Floor Landing, Three Double Bedrooms, Family Bathroom and Airing Cupboard.

External: Externally the property has Ample Off Street Parking, Integral Garage and generous size south facing rear garden.

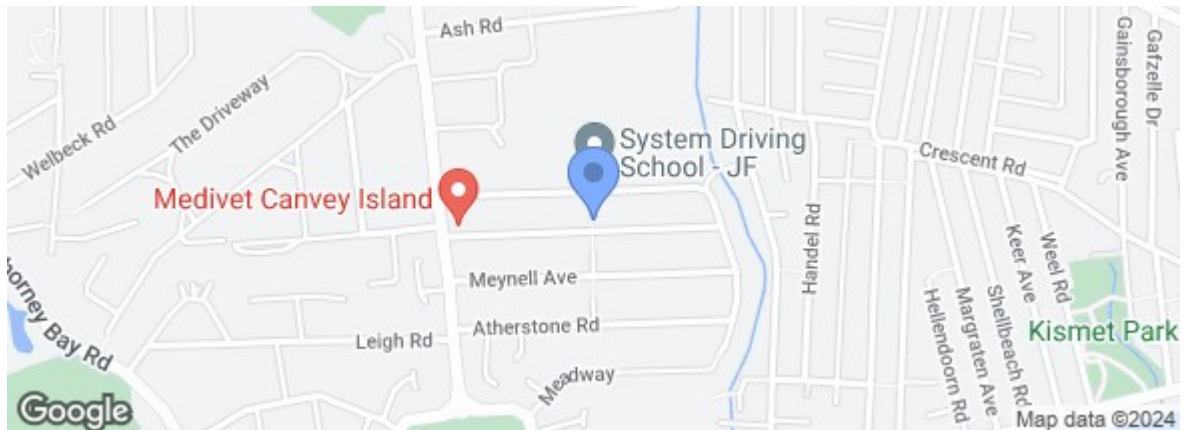
School Catchment: The property sits within catchment for Castle View Secondary School and Leigh Beck Primary School.





Total area: approx. 117.2 sq. metres (1261.5 sq. feet)  
**Grafton Road**

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales 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.