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today on 01268 777400**



## **Link Road, Canvey Island Price guide £450,000**

Aspire Estate Agents proudly presents this fantastic Five double -bedroom detached house, perfect for a growing family ready to make new memories! The exterior is equally impressive, featuring ample off-street parking, a detached garage, and side gated access to a generous rear garden with multiple seating areas, ideal for entertaining guests.

Location-wise, you're just a stone's throw from Benfleet Richmond Playground and Park, perfect for family walks in the fresh air. It's a short drive to Boyce Hill Golf & Country Club for weekend golf enthusiasts, and only a 15-minute walk to the Benfleet Triangle, where you'll find local shops and pubs, including the Hoy & Helmet for a delightful Sunday roast. With multiple bus connections and just a 20-minute walk to Benfleet Station, you can catch the C2C line to Fenchurch Street in under an hour. The property falls within the catchment areas for Jotmans Hall Primary School and The Appleton School, both highly sought after with outstanding Ofsted ratings. Guide Price £450,000 - £475,000

## Hallway

## Wc

## Lounge

13'3 x 10'4 (4.04m x 3.15m )

## Dining Room

23'5 x 15'5 (7.14m x 4.70m )

## Kitchen

11'2 x 10'11 (3.40m x 3.33m )

## Landing

## Bedroom One

12'8 x 11'1 (3.86m x 3.38m )

## Bedroom Two

11'1 x 10'5 (3.38m x 3.18m )

## Bedroom Three

10'10 x 10'5 (3.30m x 3.18m )

## Bedroom Four

7'9 x 7'7 (2.36m x 2.31m )

## Bedroom Five

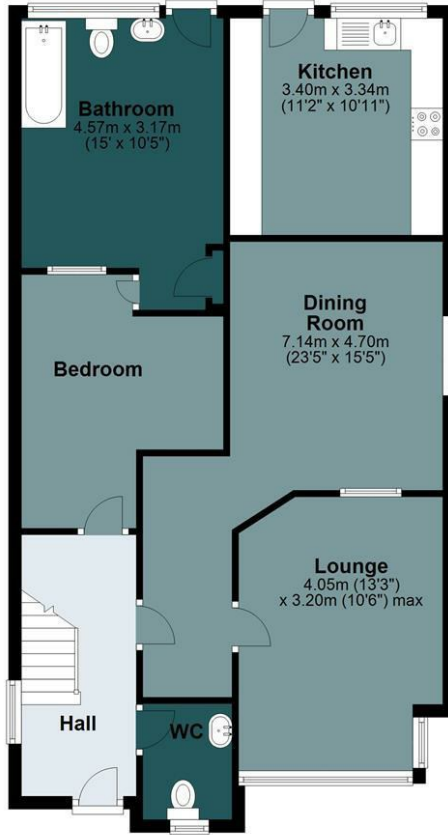
## Bathroom

## Rear Garden



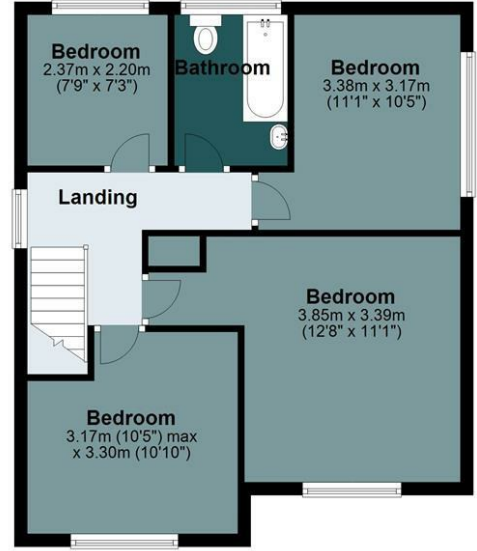
### Ground Floor

Approx. 79.2 sq. metres (852.4 sq. feet)



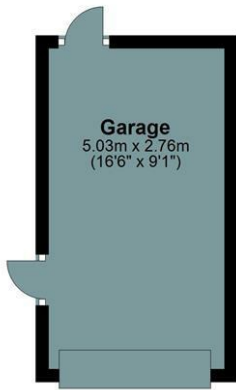
### First Floor

Approx. 52.4 sq. metres (564.0 sq. feet)



### Outbuilding

Approx. 13.9 sq. metres (149.2 sq. feet)



Total area: approx. 145.4 sq. metres (1565.6 sq. feet)

Link 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.