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today on 01268 777400



## Delfzul Road, Canvey Island Offers invited £450,000

Aspire Estate Agents is proud to present one of the most aesthetically pleasing four-bedroom detached houses you will find. This property boasts tremendous curb appeal with its partially rendered frontage, two weatherboarded dormers, and ample off-street parking, all set back from the road.

The generous L-shaped rear garden offers potential for side extension (subject to planning consents) and features a well-maintained lawn, paved area, and a charming seating area beneath a pergola—perfect for family gatherings and entertaining friends.

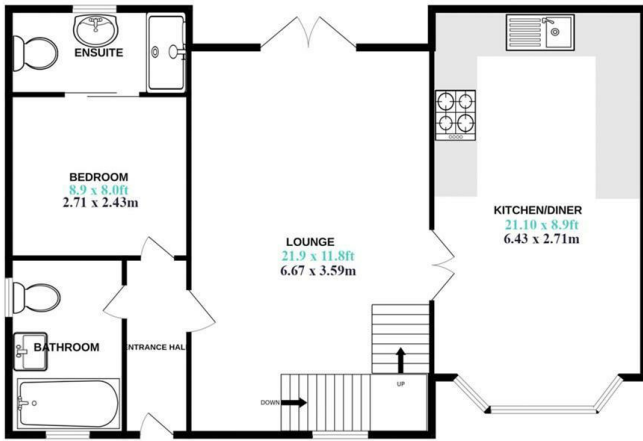
Inside, the home is finished to an impeccable standard with an abundance of living space. The large lounge seamlessly flows into an expansive, modern kitchen-diner, destined to be the hub of the home. The ground floor also includes a striking feature staircase, a family bathroom, and a double bedroom with a three-piece en-suite.

Upstairs, you'll find three well-proportioned bedrooms, including a master with an en-suite. The property is conveniently located close to local amenities, shops, and bus routes.

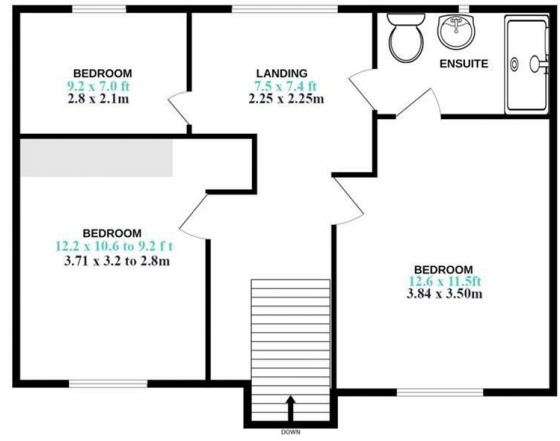
Lounge  
21'9 x 11'8  
Kitchen/diner  
21'10 x 8'9  
Bedroom 4  
Ground floor 8'9 x 8'  
Wet Room  
8' x 4'5  
Bedroom 1  
12'6 x 11'5  
En-suite  
8'3 x 5'2  
Bedroom 2  
12'2 x 10'6 narrowing to 9'2  
Bedroom 3  
9'2 x 7'  
Dressing Area  
7'5 x 7'4



GROUND FLOOR



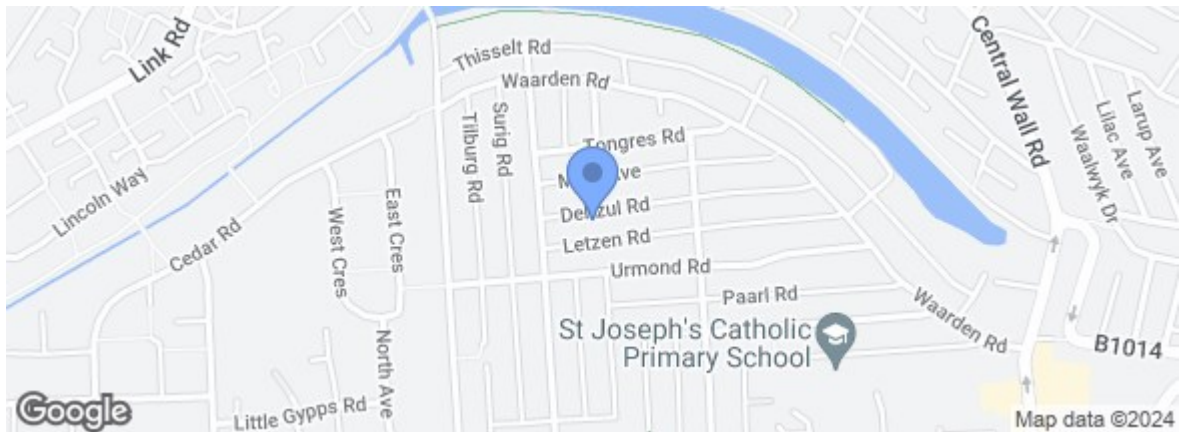
1ST FLOOR



**ASPIRE**  
ESTATE AGENTS

**Delfzul Road  
Canvey Island**  
x4 x3

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			



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