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today on 01268 777400**



Bommel Avenue, Canvey Island Offers in excess of £450,000

Guide Price £450,000-£475,000

Aspire Estate Agents are delighted to present this exceptional four-bedroom detached family home, situated in a highly sought-after location, just moments from Canvey Island Seawall. Offering an abundance of space, modern interiors, and a seamless flow between living areas, this stunning home is perfect for growing families seeking comfort, convenience, and style.

As you step inside, you are welcomed by a spacious entrance hall that immediately sets the tone for the generous proportions throughout. The beautifully presented lounge provides a warm and inviting space, with two open archways leading effortlessly into a fantastic-sized conservatory—flooded with natural light and providing direct access to the low-maintenance rear garden via elegant French doors. The modern, fully fitted kitchen is well-appointed and thoughtfully designed, with a rear access door for added practicality. A convenient ground-floor W/C completes the downstairs accommodation.

Upstairs, the home boasts four well-proportioned double bedrooms, ensuring plenty of space for all the family. The impressive master suite benefits from a stylish four-piece en-suite, while a sleek and contemporary three-piece family bathroom serves the additional bedrooms.

Externally, the property features a huge garage spanning the entire length of the home, offering exceptional storage or potential for further development. The rear garden is designed for ease of maintenance, allowing you to enjoy the outdoor space without the upkeep.

The property has previously had approved planning permission, which has since expired, but could be re-applied for, subject to the necessary approvals.

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Ground Floor:

Hallway: 15.1 ft x 6.4 ft (4.60 m x 1.95 m)

Lounge: 16.11 ft x 9.6 ft x 18.3 ft (4.90 m x 2.92 m x 5.57 m)

Kitchen: 11.6 ft x 9.4 ft (3.53 m x 2.86 m)

Conservatory: 17.1 ft x 8.10 ft (5.21 m x 2.46 m)

Garage: 17.1 ft x 8.10 ft (5.21 m x 2.46 m)

W/C

First Floor:

Master Bedroom: 11.10 ft x 11.7 ft (3.38 m x 3.55 m)

Bedroom 2: 11.10 ft x 9.54 ft (3.38 m x 2.91 m)

Bedroom 3: 8.95 ft x 10.85 ft (2.74 m x 3.31 m)

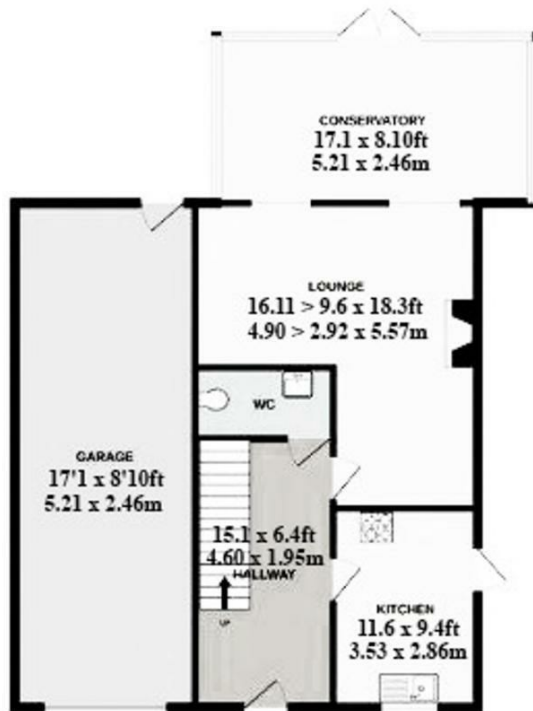
Bedroom 4: 7.93 ft x 11.51 ft (2.42 m x 3.51 m)

Ensuite

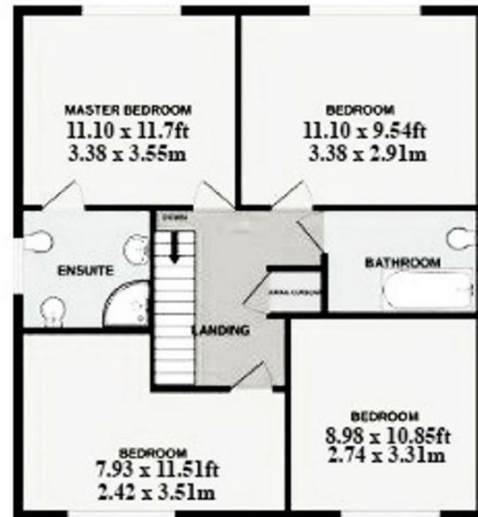
Bathroom

Landing

Ground Floor

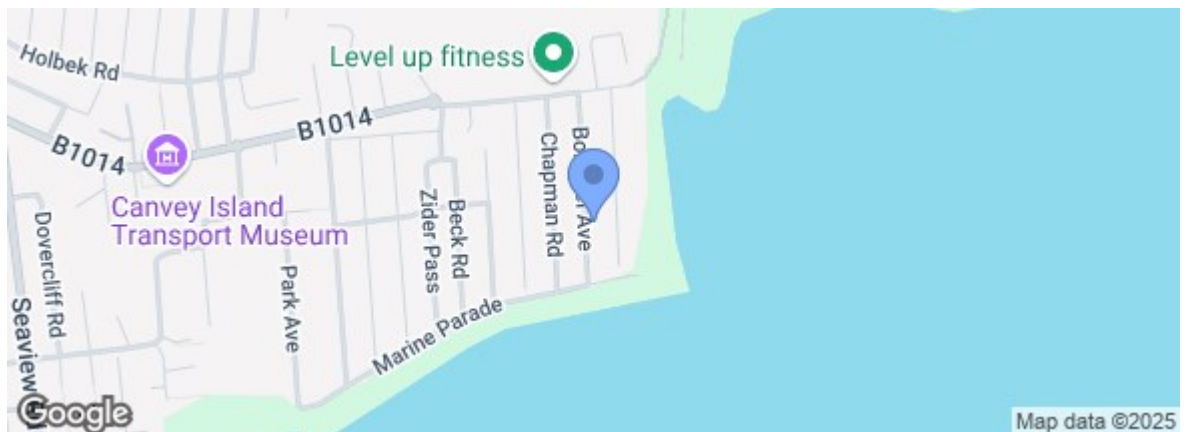


1st Floor



ASPIRE
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BOMMEL AVENUE
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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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