

**To arrange a viewing contact us
today on 01268 777400**



Magnolia Close, Canvey Island Guide price £550,000

CHECK OUT THE MARKETING VIDEO - We are thrilled to present this stunning four-bedroom home, nestled in a peaceful cul-de-sac just moments from the seafront. £550,000 - £575,000

On the ground floor, you'll find a spacious, modern kitchen featuring an island with ample worktop space, storage, and integrated appliances—including a built-in wine cooler. The generous lounge offers a warm, inviting atmosphere with a cozy fireplace and bi-fold doors, leading seamlessly into a charming sunroom.

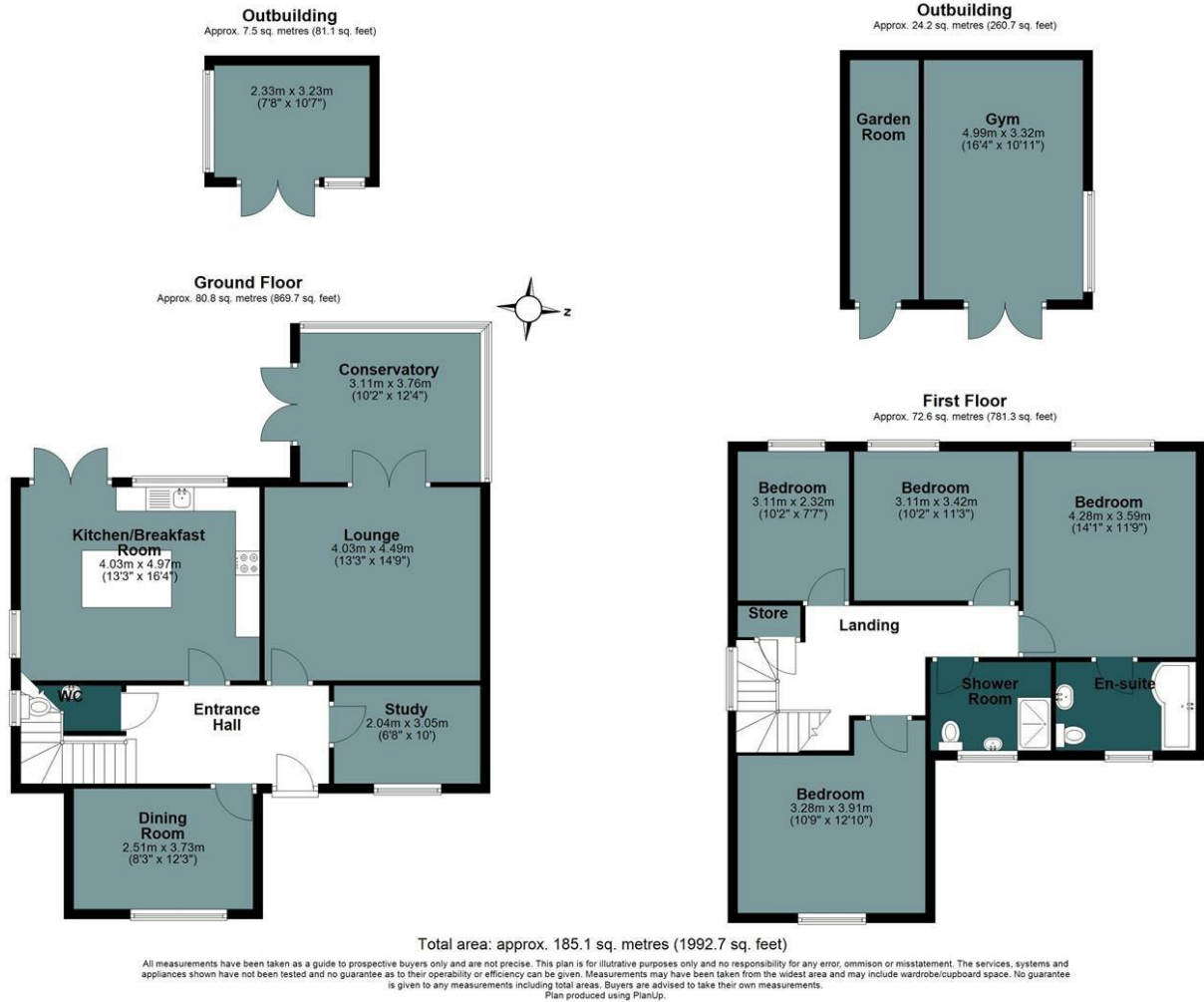
This level also includes a separate dining room and a dedicated home office, both of which can easily be transformed into additional bedrooms if needed. A convenient WC completes the ground floor.

Upstairs, there are four well-proportioned bedrooms, including a master suite with a large ensuite bathroom. A spacious family bathroom serves the remaining bedrooms.

The low-maintenance, south-west facing garden is a true highlight, featuring astro turf and a beautifully designed garden room with an outdoor kitchen—perfect for entertaining. The converted garage offers two versatile rooms, ideal for a home gym, games room, or home business. It also presents an excellent opportunity for those working remotely or running a business from home. Additional loft space provides even more storage options.

This exceptional home offers both style and functionality in a prime location—don't miss the opportunity to make it yours.

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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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