

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



## **Elderstep Avenue, Canvey Island Offers in the region of £175 000**

Aspire Estate Agents Canvey are proud to present this stunning three-bedroom detached bungalow, situated in a peaceful cul-de-sac on Elderstep Avenue, Canvey Island. This beautifully refurbished home is ready to move into, offering a perfect blend of comfort and convenience.

The property features a spacious utility room, a bright conservatory, and an integral garage. Outside, you'll find a well-maintained garden and driveway parking for 3-4 cars, making it ideal for families or those who love to entertain.

Formerly known as Canvey-on-Sea, Canvey Island gained popularity as a beloved family holiday destination in the 1960s and 1970s. Its history dates back to the 17th century when Dutch refugees helped shape the town, leaving behind the iconic Dutch Cottage estate.

Once an agricultural hub, Canvey Island experienced rapid growth between 1911 and 1951, becoming one of the fastest-developing seaside towns. Today, it offers excellent value for homebuyers, along with a beautiful beachfront, seafront walkways, and thriving wildlife areas.

For commuters, Canvey Island provides direct transport links to London Fenchurch Street and Liverpool Street via Benfleet C2C Railway Station, conveniently located at the Canvey Island-Benfleet border. Additionally, the ongoing expansion of the Canvey Island Retail Park brings an ever-growing selection of major stores and amenities to the area.

?? Contact Aspire Estate Agents Canvey today to arrange a viewing of this fantastic property!

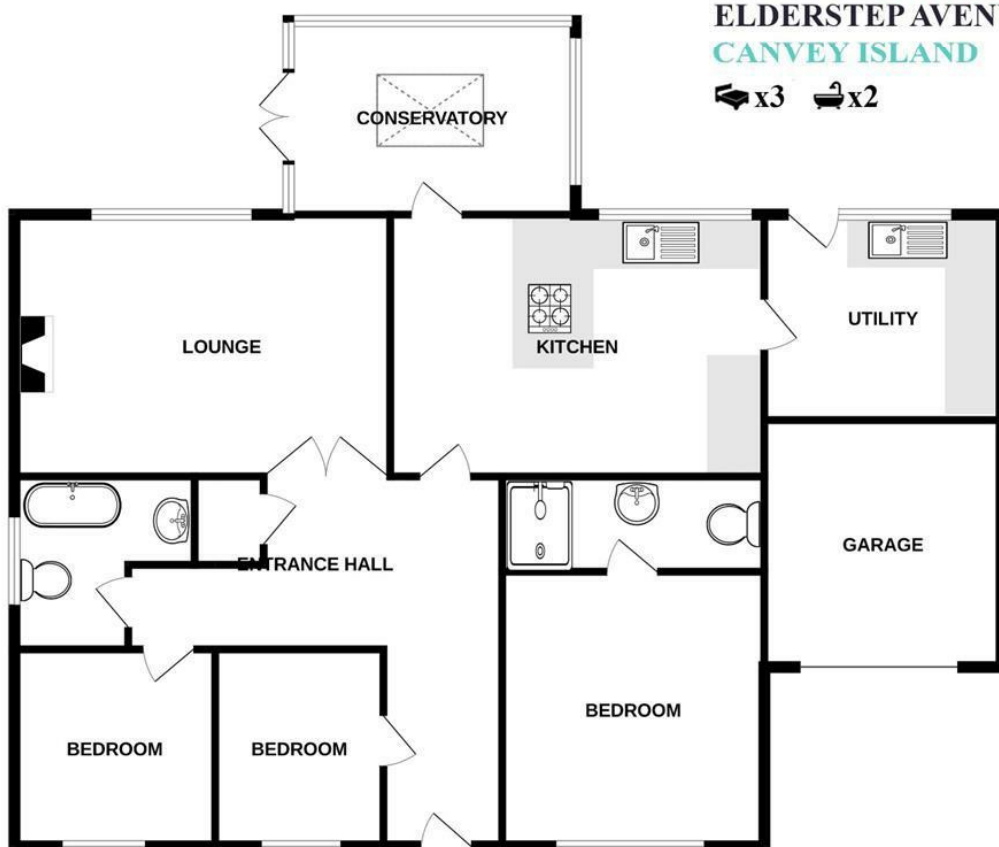
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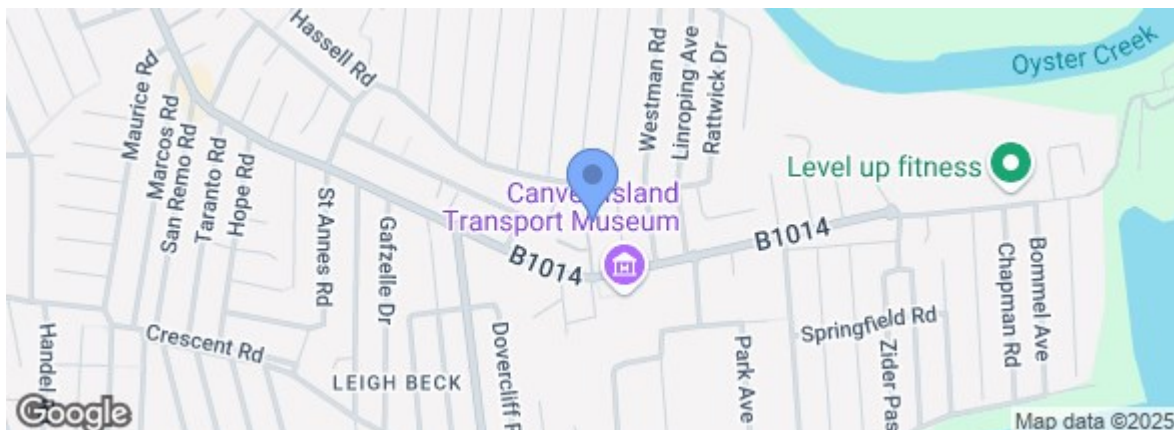
## GROUND FLOOR

**ASPIRE**  
ESTATE AGENTS  
ELDERSTEP AVENUE  
CANVEY ISLAND

🚗 x3 🚿 x2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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