

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



## **Hawkesbury Road, Canvey Island Guide price £250,000**

Aspire Estate Agents are pleased to present this charming two-bedroom bungalow, recently refurbished to a high standard, offering a modern and stylish living space.

The bungalow boasts a spacious layout, perfect for both relaxing with family and entertaining guests. The two well-proportioned bedrooms provide ample room for personalization, creating peaceful sanctuaries for rest and relaxation.

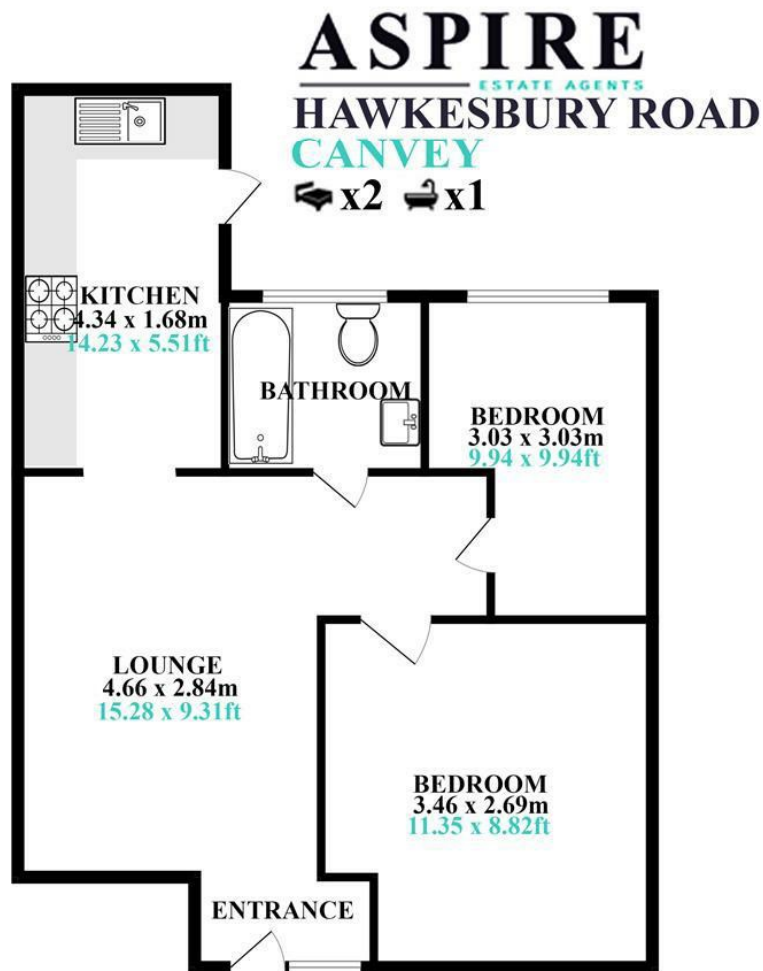
One of the standout features of this property is the large garden, offering a tranquil outdoor space with beautiful views—ideal for gardening, hosting barbecues, or simply enjoying the fresh air. Whether you're a gardening enthusiast or just enjoy spending time outdoors, this garden offers endless possibilities for leisure and enjoyment.

Conveniently located in the heart of Canvey Island, this property is perfect for those seeking a comfortable and stylish living environment with easy access to local amenities, transport links, and the surrounding area.

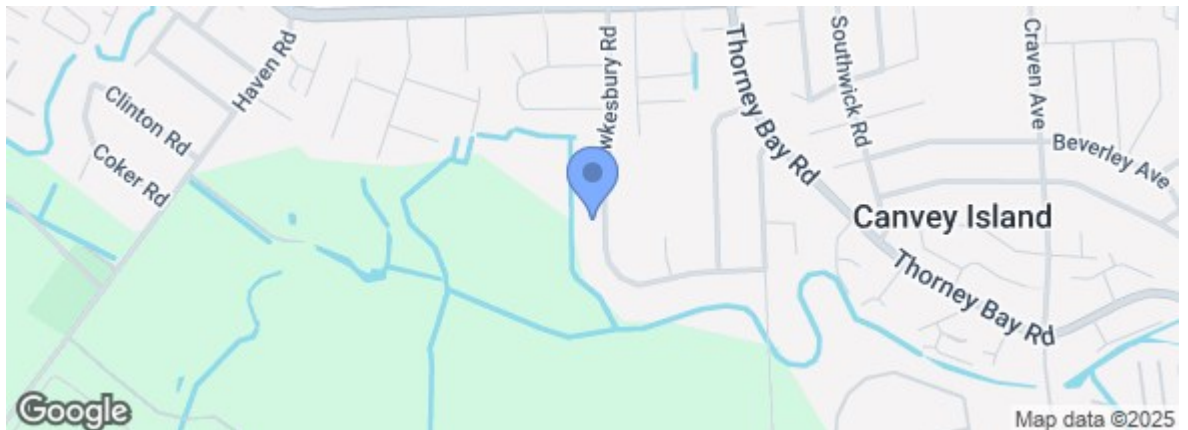
Don't miss the opportunity to make this lovely bungalow your new home—perfect for those looking for a peaceful yet practical living space. Guide Price £250,000 - £290,000



GROUND FLOOR



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 83 87     |
| (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.