

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



Jasmine Close, Canvey Island Guide price £475,000

GUIDE PRICE: £475,000 - £500,000

This exceptional three-storey detached house offers the perfect blend of space, style, and modern living, ideally located in a peaceful and sought-after residential area. Boasting five generously sized double bedrooms, this home is ideal for families seeking comfort, flexibility, and contemporary features throughout.

As you step through the welcoming porch, you're greeted by a bright and spacious living room—an inviting space to relax or entertain guests. Adjacent to the living room is a separate dining room, ideal for formal dinners or family gatherings. The light-filled conservatory adds a serene touch, providing a tranquil spot to enjoy views of the surrounding greenery all year round. The kitchen is well-proportioned, offering plenty of cupboard space, modern appliances, and abundant storage, while the adjoining utility room adds practicality to daily household tasks. A convenient ground-floor WC completes the main level.

The first floor hosts three well-sized double bedrooms, including the master suite, which features its own private en-suite shower room—perfect for unwinding at the end of the day. The additional bedrooms on this floor offer flexibility for children, guests, or a home office, and are served by a spacious family bathroom. On the second floor, you'll find two further double bedrooms, providing even more versatility and space for growing families or those working from home.

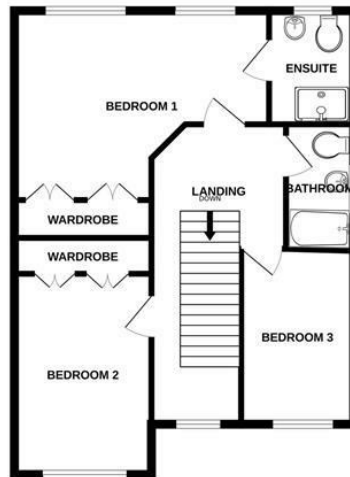
Externally, the property benefits from a private garage and off-street parking for multiple vehicles, ensuring both convenience and security. The location is particularly attractive—quiet and private, yet within close reach of excellent schools, local amenities, and beautiful green spaces, making it an ideal setting for modern family life.

Key details include freehold tenure, Council Tax Band E, and very low flood risk from rivers, seas, and surface water. The property is not in a conservation area and is fully connected to mains gas, elect

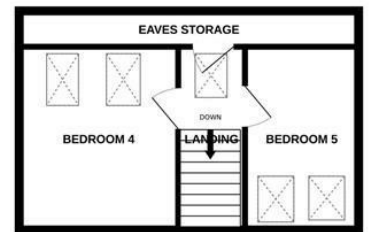
GROUND FLOOR



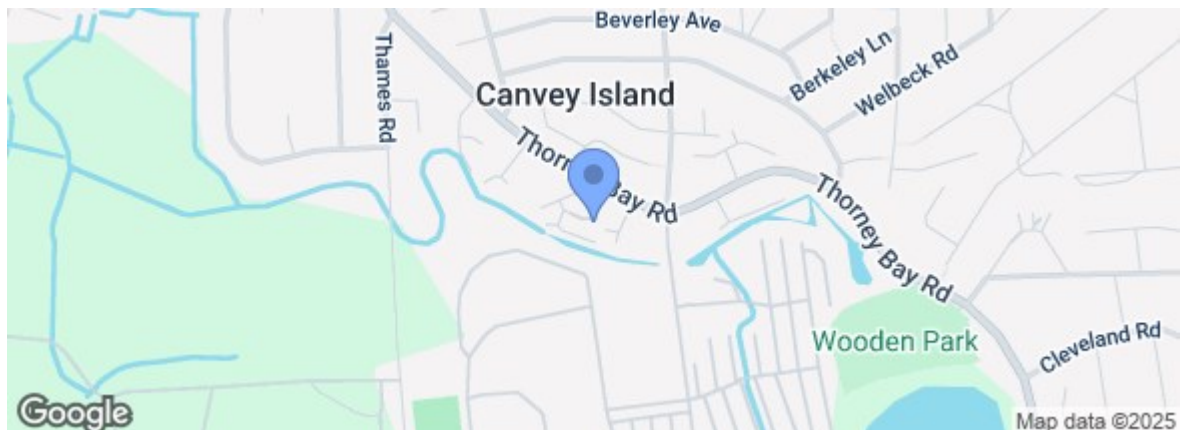
1ST FLOOR



2ND FLOOR



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		73	81
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			



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.