

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



Lakeside Path, Canvey Island Guide price £425,000

Aspire Estate Agents are delighted to introduce this exceptional four-bedroom detached home, beautifully positioned to take full advantage of its picturesque lake views. Offering generous living space, modern features, and a truly tranquil outlook, this is a home that blends lifestyle and location perfectly.

On the ground floor, the spacious lounge/diner provides an ideal space for both family life and entertaining, with large windows that frame the serene views over the lake. The modern kitchen is well-appointed and supported by a combined utility room and downstairs W/C, adding convenience without compromising style.

Upstairs, four well-sized bedrooms are complemented by a stylish four-piece family bathroom. Several rooms enjoy those same calming lake views, making the home feel light, airy, and connected to its surroundings.

Externally, the property continues to impress with a garage, off-street parking, and a low-maintenance garden that allows you to relax and unwind while enjoying the tranquil waterside backdrop.

Perfectly situated in the heart of Canvey Island, this home offers a rare opportunity to secure not only a spacious family property but also one of the area's most desirable outlooks. Homes with such spectacular lake views are highly sought after — early viewing is strongly advised.

Hallway

13'2" x 5'10" (4.03 x 1.80)

Lounge/Diner

23'6" x 12'11" (7.17 x 3.96)

Kitchen

12'4" x 10'10" (3.78 x 3.32)

Utility Room/W/C

4'8" x 4'5" (1.43 x 1.37)

Landing

11'1" x 2'7" (3.40 x 0.79)

Bedroom 1

12'8" x 11'7" (3.87 x 3.54)

Bedroom 2

11'2" x 9'10" (3.41 x 3.00)

Bedroom 3

11'3" x 9'5" (3.44 x 2.88)

Bedroom 4

8'6" x 8'0" (2.61 x 2.44)

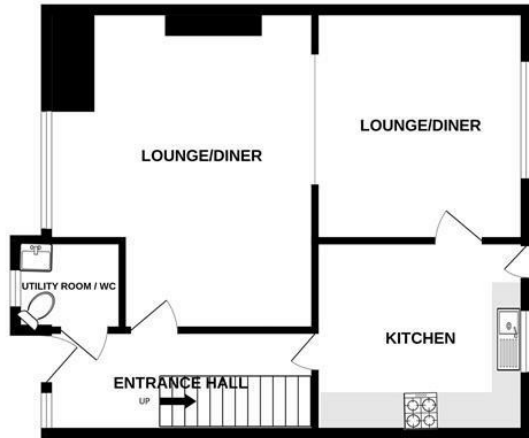
Bathroom

8'2" x 5'7" (2.50 x 1.71)

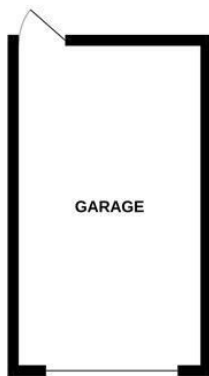
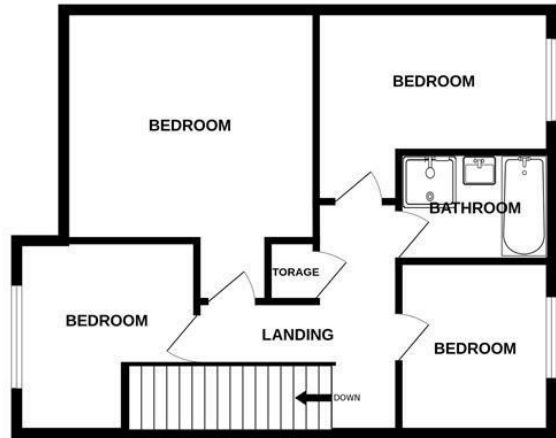
Garage

18'4" x 8'1" (5.60 x 2.47)

GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



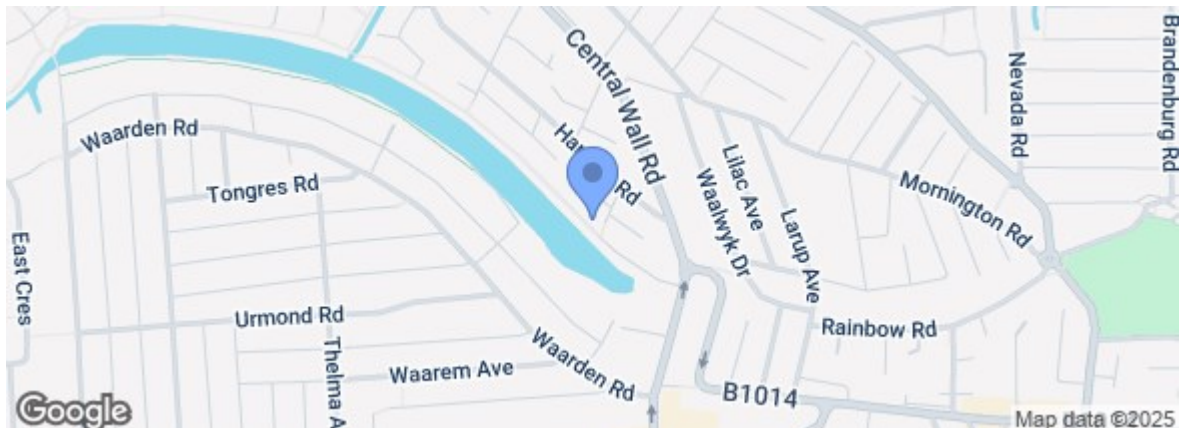
1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA: 1382 sq.ft. (128.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	74	79
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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