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today on 01268 777400***



## **Hawkesbury Close, Canvey Island Asking price £475,000**

Aspire are delighted to present this exceptional three-bedroom semi-detached residence, enviably located within the highly sought-after Hawkesbury Close, Canvey Island. Designed with both style and substance in mind, this beautifully appointed home combines generous proportions with refined modern living — offering a rare opportunity to acquire a property of true distinction.

Upon arrival, you're greeted by ample off-street parking and an inviting façade that sets the tone for what lies beyond. Inside, a spacious lounge diner opens seamlessly onto the garden, creating an effortless flow for entertaining and relaxation. The impressive kitchen diner, complete with utility area and direct garden access, is both functional and elegant — the heart of the home in every sense.

Upstairs, discover three beautifully proportioned double bedrooms, including a luxurious master suite featuring a walk-in wardrobe. A family bathroom and an additional shower room complete the thoughtfully designed accommodation. Outside, the magnificent 80ft rear garden provides an idyllic retreat for family living, al fresco dining, or tranquil evenings outdoors.

A perfect blend of comfort, quality, and sophistication — this is a home to be proud of.

Kitchen / Diner 3.48 m × 7.33 m 11.42 ft × 24.05 ft

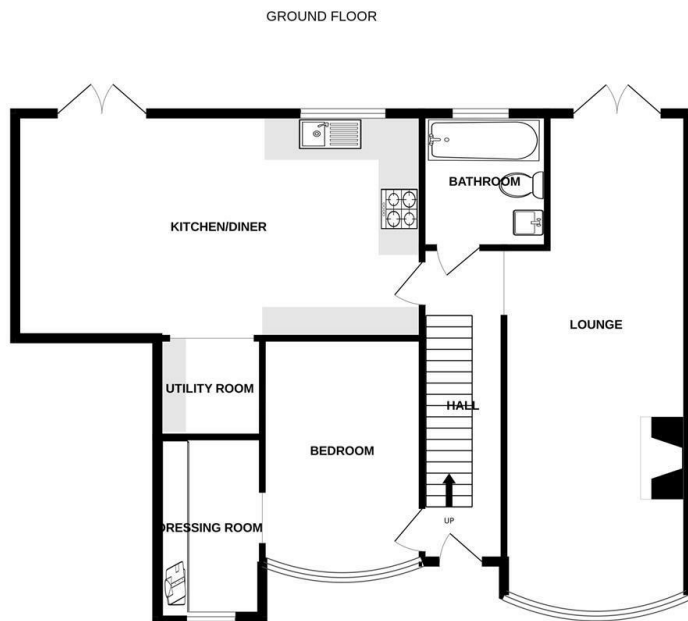
Lounge 8.04 m × 3.14 m 26.38 ft × 10.30 ft

Master Bedroom 2.82 m × 3.98 m 9.25 ft × 13.06 ft

Walk-in Wardrobe 1.57 m × 3.00 m 5.15 ft × 9.84 ft

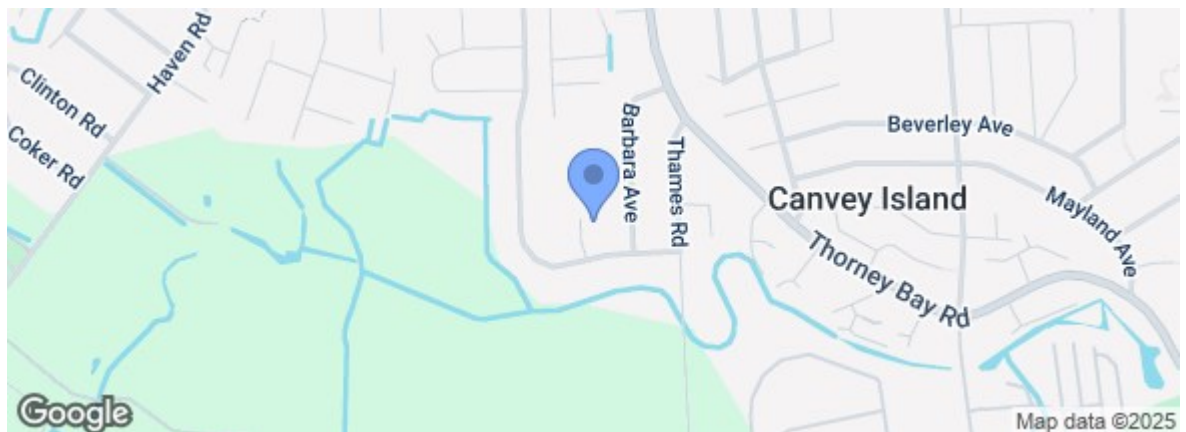
Bedroom 2 4.00 m × 3.80 m 13.12 ft × 12.47 ft

Bedroom 3 4.78 m × 2.81 m 15.68 ft × 9.22 ft



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                                                 |   | 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 |           |



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