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today on 01268 777400**



## Magnolia Close, Canvey Island Guide price £525,000

Guide Price - £525,000 - £550,000

Tucked away in a peaceful cul-de-sac just a short stroll from Thorney Bay Beach, this beautifully presented four-bedroom home combines modern comfort with fantastic future potential.

The property benefits from lapsed planning permission for a loft conversion to create a spacious bedroom suite complete with a walk-in wardrobe and bathroom, as well as a ground-floor rear extension.

Inside, the current layout already offers generous, light-filled living spaces. The bright lounge flows seamlessly into a charming conservatory, ideal for relaxing or entertaining. The stylish open-plan kitchen/diner features granite worktops, integrated appliances, and a separate utility room, while a ground-floor WC adds everyday convenience.

Upstairs, four well-proportioned bedrooms await. Two benefit from en-suite bathrooms and built-in wardrobes, while bedrooms three and four have been combined to create a spacious suite—easily adaptable back into two separate rooms if preferred. A sleek, modern family bathroom completes the upper level.

Set on the largest plot within the development, the private rear garden is a standout feature. With a fully equipped summer house currently used as a gym, a pergola with hot tub, and plenty of space for outdoor dining and relaxation, it's a superb setting for family living.

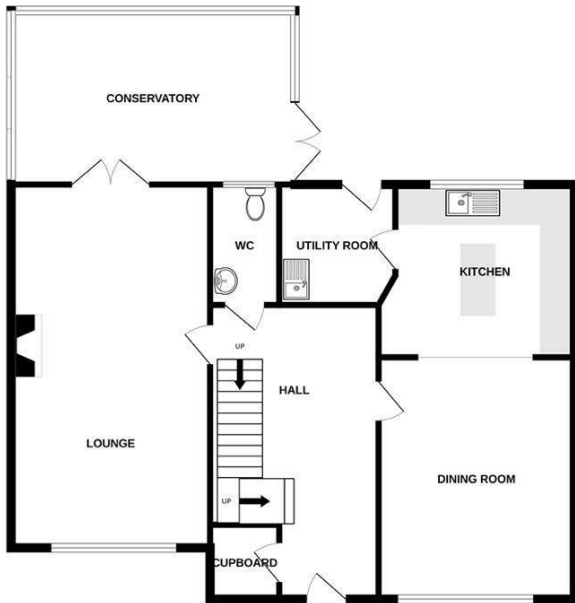
Additional highlights include off-street parking, a garage, and close proximity to local amenities and the beach.

This is a rare opportunity to secure a stylish family home with scope to enhance and expand further — perfectly positioned in one of the area's most sought-after locations.

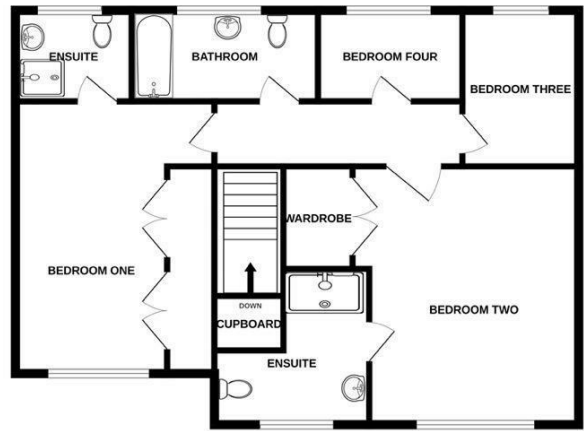
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GROUND FLOOR  
1107 sq.ft. (102.8 sq.m.) approx.



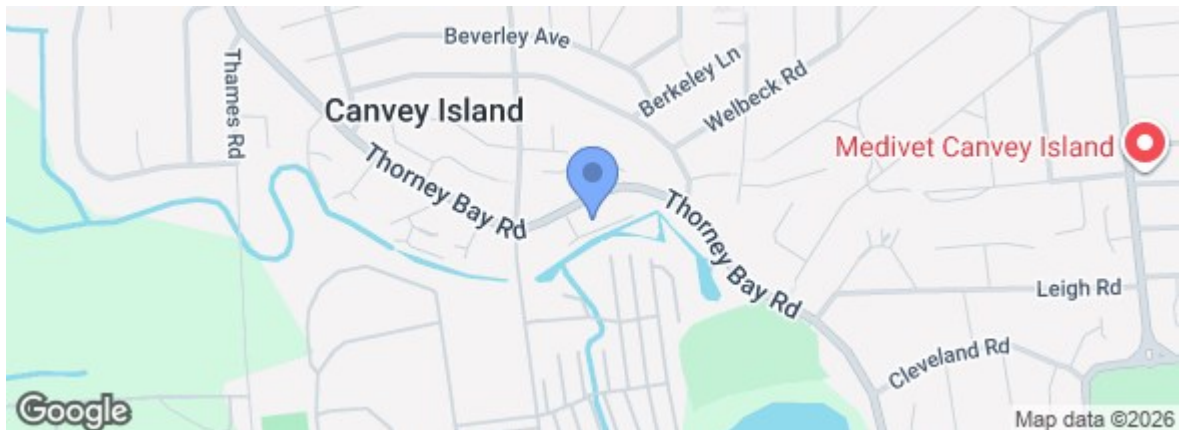
1ST FLOOR  
912 sq.ft. (84.7 sq.m.) approx.



TOTAL FLOOR AREA : 2018 sq.ft. (187.5 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   |  | 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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