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Hawkesbury Close, Canvey Island Guide price £550,000

*** GUIDE PRICE £550,000 to £575,000 ***

Aspire Estate Agents are proud to present this stunning detached family home, ideally positioned in the heart of Canvey Island—just a short walk from local schools, shops, and a range of amenities.

As you step inside, you're welcomed by a spacious entrance hall, with a convenient downstairs WC to the right. The kitchen truly is the heart of the home—offering ample worktop space and storage, it's the perfect environment for family cooking and entertaining. The adjoining dining area provides a generous space for gatherings, complete with patio doors opening onto the rear garden. The separate lounge features a central fireplace, creating a warm and inviting retreat, while the study offers the ideal work-from-home solution.

Upstairs, you'll find four well-proportioned double bedrooms, all served by a modern family bathroom.

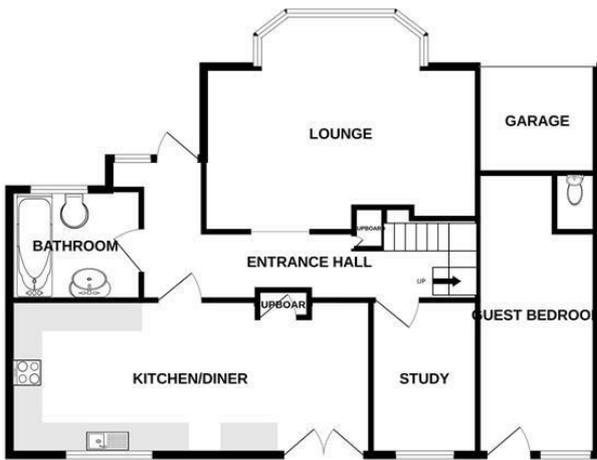
Externally, the property continues to impress. A self-contained guest bedroom with its own WC and access to the garage provides excellent versatility for visitors or extended family.

Additionally, the stunning outbuilding could serve as the perfect annexe. Featuring its own WC and dual access via front and side doors, it welcomes in an abundance of natural light—ideal as a studio, office, or independent living space.

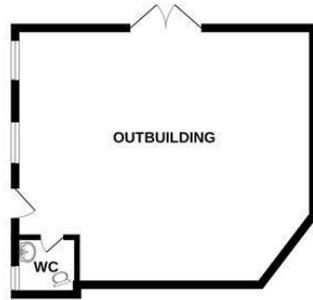
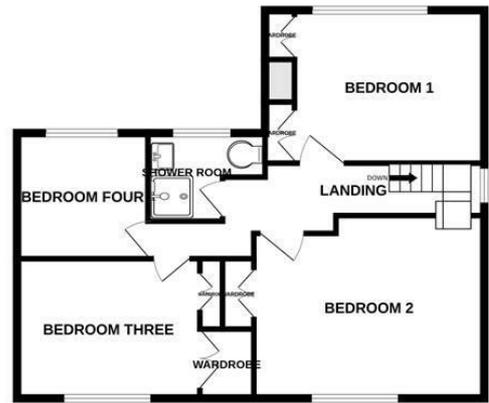
To the front, the driveway offers ample parking for 3–4 vehicles, while the rear garden presents a superb space for relaxing or entertaining.

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GROUND FLOOR
1412 sq.ft. (131.2 sq.m.) approx.



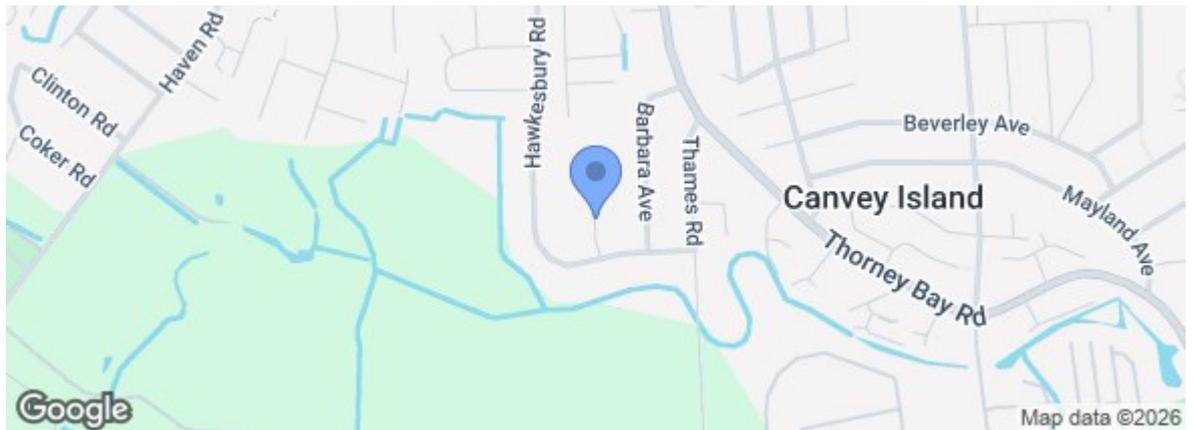
1ST FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 2145 sq.ft. (199.3 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 | 51 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales 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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