

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



**ASPIRE**



**ASPIRE**



**ASPIRE**



**ASPIRE**

## **Nevada Road, Canvey Island Offers in excess of £425,000**

Aspire are pleased to present this beautifully improved and highly versatile three bedroom detached chalet, ideally positioned within the sought after Newlands location, just a short distance from Smallgains Playing Fields and the seawall, perfect for scenic walks and family living.

This stunning home has been upgraded to an exceptional standard by the current owners, offering a perfect blend of modern finishes and character features. At the heart of the home is the recently fitted bespoke kitchen, complete with integrated appliances including a NEFF double oven, induction hob, extractor and dishwasher. This flows seamlessly into a newly installed conservatory, creating a bright and inviting space overlooking the garden.

The property offers flexible accommodation, with a spacious and elegant lounge featuring character beams and French doors, alongside an additional reception room ideal as a dining room or second lounge. The ground floor also benefits from a modern fitted shower room and an additional bedroom or study, perfect for home working or multi generational living.

Upstairs, you will find two well proportioned double bedrooms along with a convenient W C. Externally, the property continues to impress with a low maintenance shingled rear garden, side garden access and ample off street parking to the front.

#### Kitchen

5.38m x 1.98m (17'8 x 6'6)

#### Conservatory

2.87m x 2.87m (9'5 x 9'5)

#### Lounge

5.87m x 3.02m max (19'3 x 9'11 max)

#### Reception Room

4.50m x 3.28m (14'9 x 10'9)

#### Bedroom Three

3.71m reducing to 2.97m x 1.91m

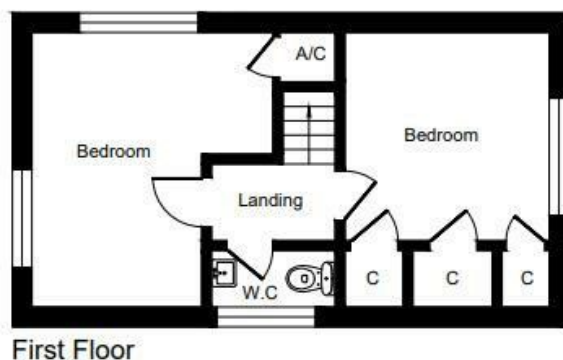
#### Bedroom One

4.34m x 3.38m (14'3 x 11'1)

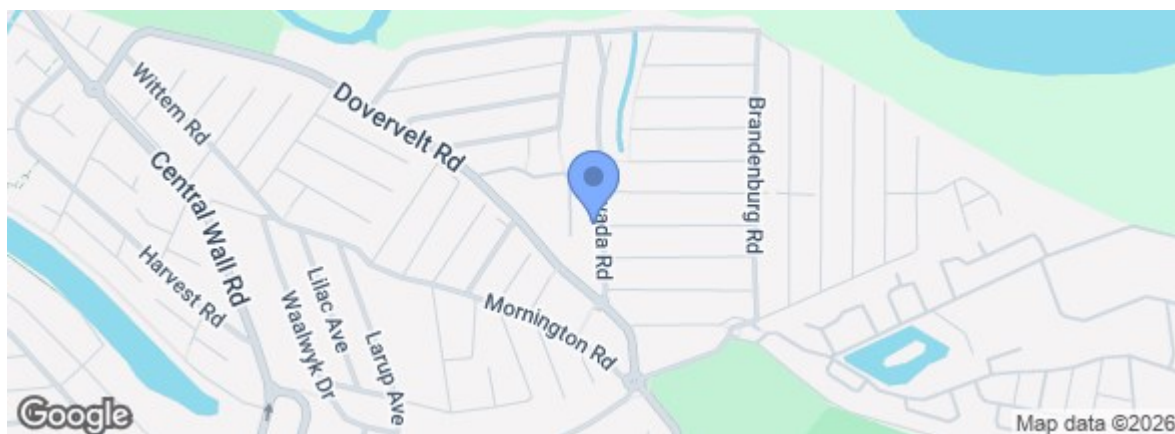
#### Bedroom Two

3.53m x 2.67m (11'7 x 8'9)

## Nevada Road



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	



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.