

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



Lakeside Path, Canvey Island Guide price £400,000

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.

GUIDE PRICE £400,000-£425,000

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)

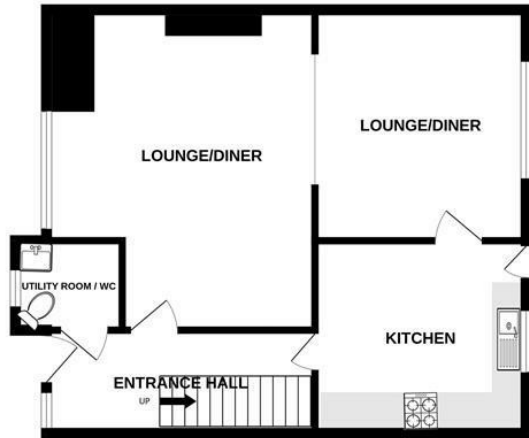
Bathroom

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

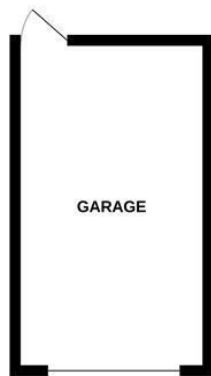
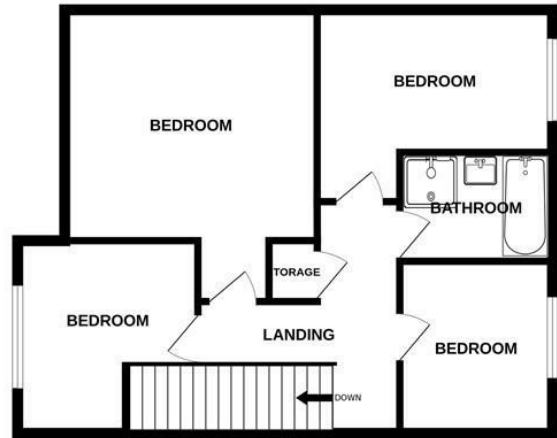
Garage

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

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



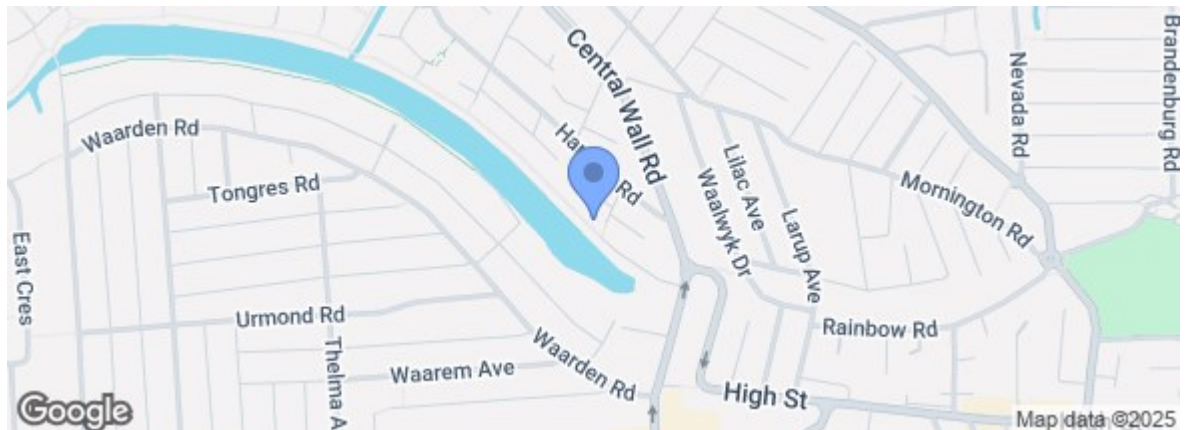
1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



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 | | |



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.