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## Ashingdale Close, Canvey Island Guide price £400,000

Guide £400,000 - £425,000 Aspire are pleased to present this substantial four bedroom detached bungalow positioned within the highly private and rarely available Ashingdale Close, Canvey Island, a quiet cul-de-sac serving just four individual homes.

Ideally located just a stone's throw from Canvey seafront and within easy reach of Canvey Town Centre, the property offers an excellent balance of coastal living and everyday convenience.

The bungalow itself is deceptively spacious, beginning with a large central entrance hall that provides access to all principal living accommodation. Internally, the home offers three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room, alongside a modern family bathroom.

To the rear of the property lies the main living space, where a generously sized yet cosy lounge sits adjacent to the kitchen. Both rooms flow seamlessly into a large conservatory, creating an ideal entertaining and family area overlooking the garden. The kitchen is well appointed with ample cupboard space and quartz worktops, offering both practicality and style.

Externally, the south-west facing rear garden is a true highlight. Wrapping around the property, it has been thoughtfully landscaped to create a private retreat, featuring patio seating areas, raised garden sections, multiple storage sheds and outbuildings. As you explore the garden, you are greeted by a striking koi pond, providing a stunning focal point and a tranquil environment to enjoy throughout the day.

Further benefits include a detached annexe, currently offering flexible accommodation which could be ideal as a home office, guest suite or hobby space—perfect for keeping work and home life separate—along with a garage and ample storage.

This is a rare opportunity to acquire a large, versatile bungalow in an exceptionally private and convenient coastal location.

Lounge: 14'11" x 14'0" (4.55m x 4.27m)

Kitchen: 14'10" x 3'05" (4.52m x 1.04m)

Conservatory: 24'0" x 11'9" (7.32m x 3.58m)

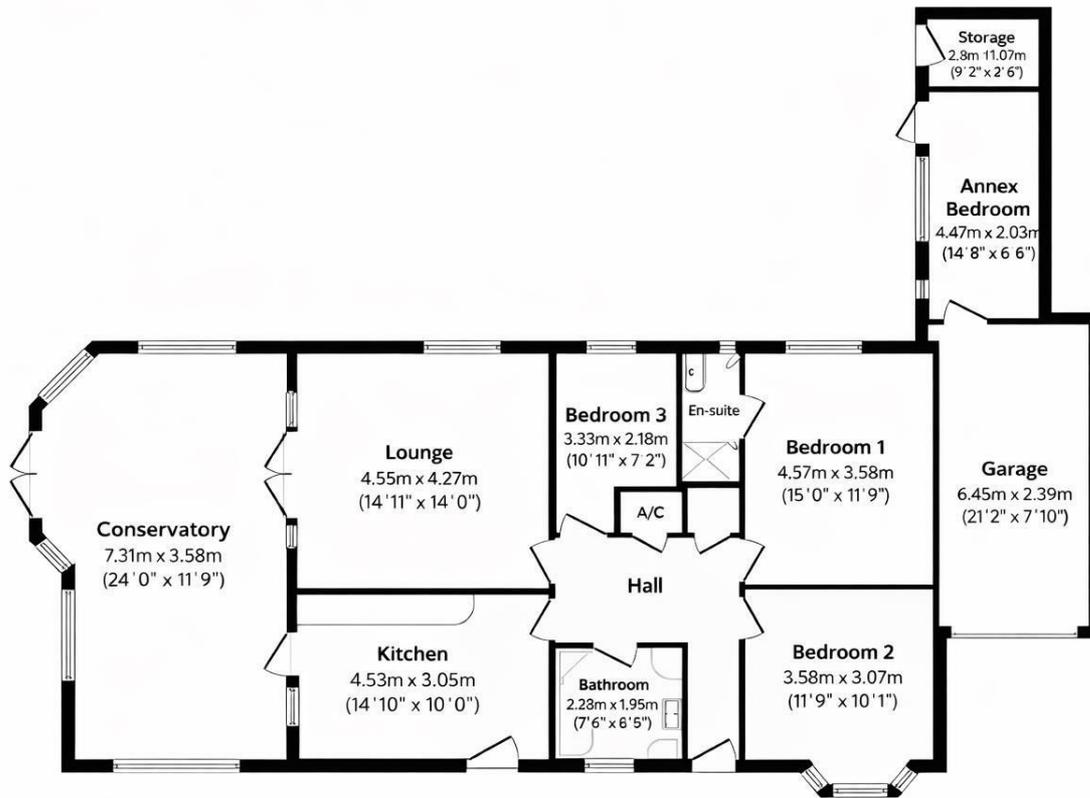
Bedroom One: 15'0" x 11'9" (4.57m x 3.58m)

Bedroom Two: 11'9" x 10'1" (3.58m x 3.07m)

Bedroom Three: 10'11" x 7'2" (3.33m x 2.18m)

Annexe Bedroom: 14'6" x 6'8" (4.42m x 2.03m)

Garage: 21'2" x 7'10" (6.45m x 2.39m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	66	80
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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