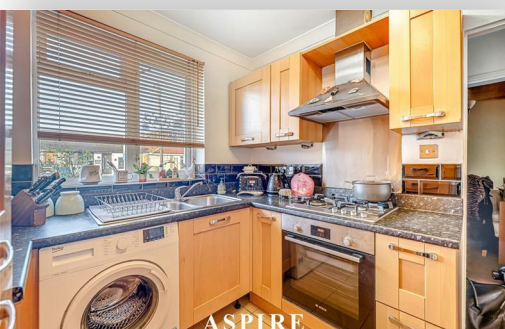


***To arrange a viewing contact us  
today on 01268 777400***



## **Cambridge Road, Canvey Island Guide price £350,000**

Aspire presents this spacious and well-appointed three-bedroom family home, perfectly positioned in the heart of Canvey Island. With a guide price of £350,000 - £375,000 The property enjoys excellent access to local amenities, bus routes, and Canvey Beach, with a variety of restaurants and amusements just a short stroll away. Canvey Town Centre is also within easy walking distance, offering everyday convenience right on your doorstep.

Internally, the property welcomes you via an entrance porch and hallway leading to a well-equipped kitchen featuring integrated appliances, along with the added benefit of a ground floor WC. To the rear, a generously sized lounge provides an ideal space for relaxation and flows effortlessly into a second reception area through the dining room, creating a versatile and sociable layout ideal for family living and entertaining.

To the first floor are three well-proportioned double bedrooms, all served by a stylish four-piece family bathroom suite. Additional benefits include double glazing and central heating throughout. Externally, the private rear garden offers a raised decked area, shingle, and a lawned section—perfect for outdoor dining and summer gatherings. Completing the home is a driveway providing off-street parking for two vehicles.

Reception Room One: 5.97m x 3.66m (19'7" x 12'0")

Reception Room Two: 3.76m x 2.24m (12'4" x 7'4")

Kitchen: 2.62m x 2.39m (8'7" x 7'10")

Bedroom One: 4.57m x 2.87m (15'0" x 9'5")

Bedroom Two: 3.84m x 2.57m (12'7" x 8'5")

Bedroom Three: 3.40m x 1.98m (11'2" x 6'6")



# ASPIRE

ESTATE AGENTS



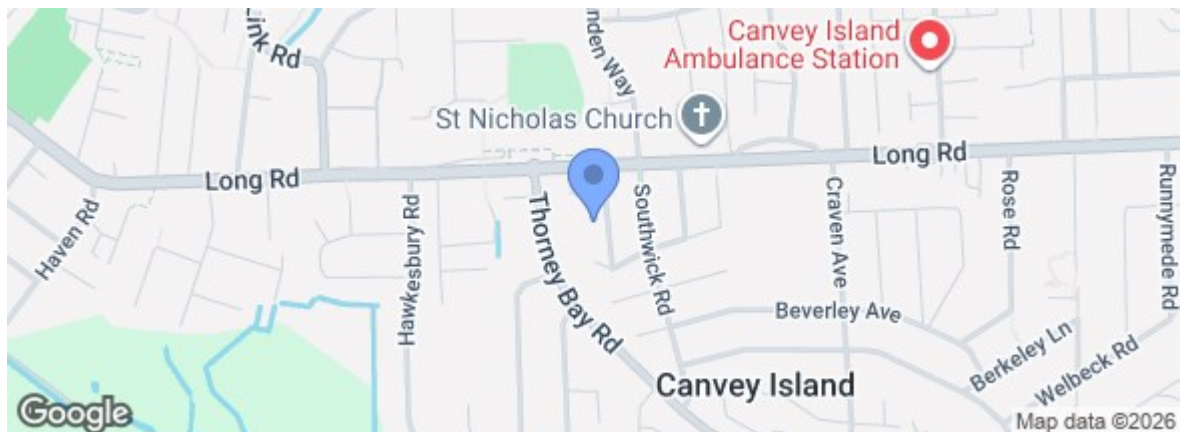
Ground Floor



First Floor

Cambridge Road, Canvey Island

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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.