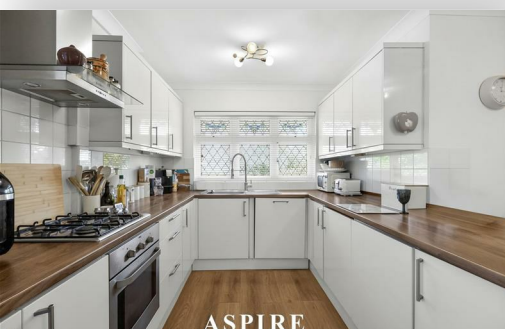
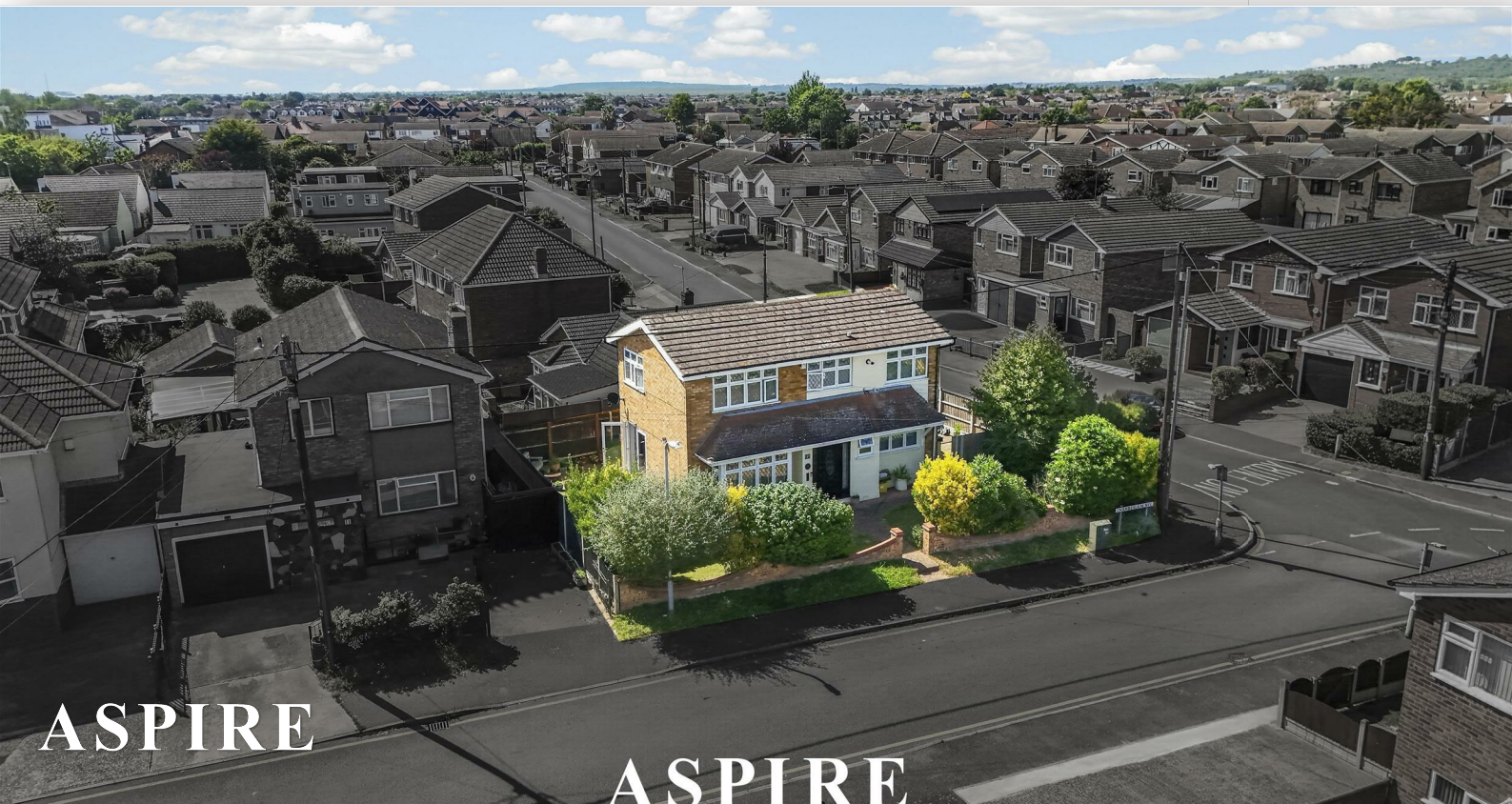


*To arrange a viewing contact us  
today on 01268 777400*



## Chamberlain Avenue, Canvey Island £425,000

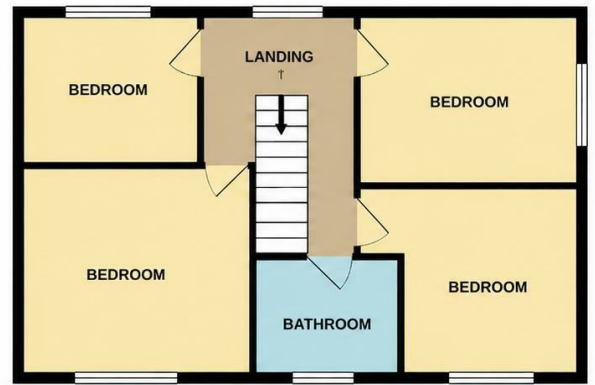
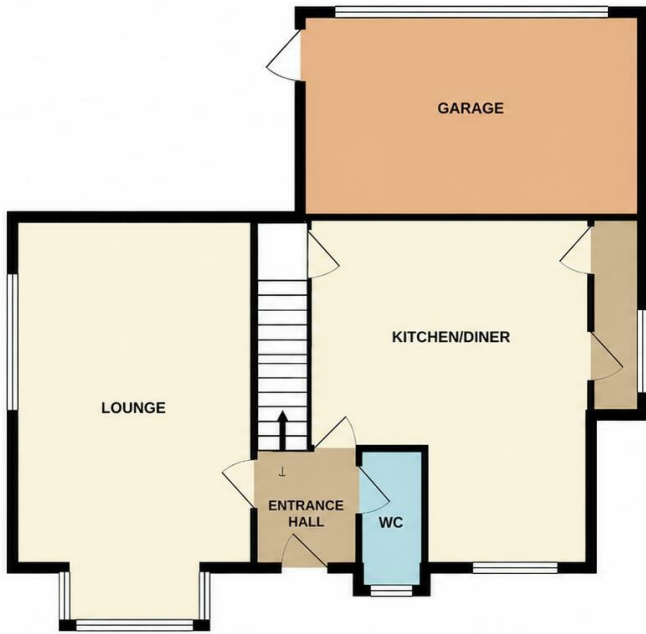
Aspire are pleased to present this impressive four bedroom detached family home, situated on a desirable corner plot and offering generous living space throughout, an attached garage and excellent outdoor areas.

Internally, the home offers a spacious and practical layout, ideal for family living. The ground floor features a large lounge, creating a welcoming space for relaxing and entertaining. The fully fitted kitchen diner is a real heart of the home, complete with integrated appliances and plenty of room for family dining. There is also a separate utility room and ground floor WC, adding everyday convenience.

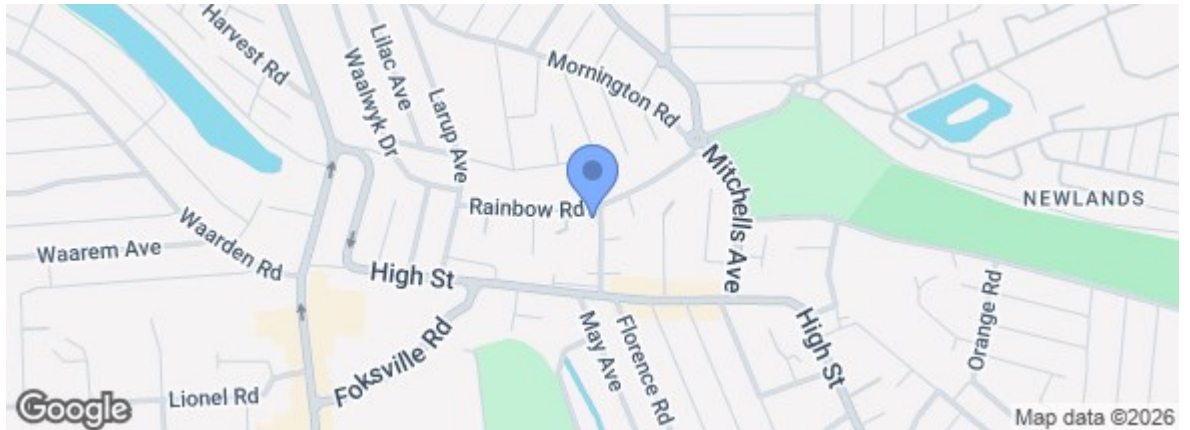
To the first floor, the property continues to impress with four good size bedrooms, making it perfect for growing families, guests or those needing space to work from home. The accommodation is completed by a modern three piece family bathroom.

Externally, the home benefits from two rear garden spaces, one of which is west facing, ideal for enjoying the afternoon and evening sun. The rear garden also provides access to the attached garage, as well as an additional external access point, giving the home further practicality and flexibility.

Located just minutes from the town centre, this property is perfectly positioned for local shops, schools, amenities and transport links. Offering ample space throughout, a fantastic plot and a highly convenient location, this is a must view family home.



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	54	
(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.