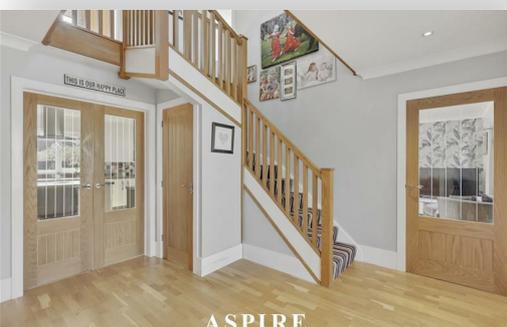


**To arrange a viewing contact us
today on 01268 777400**



Urmond Road, Canvey Island £650,000

Aspire are pleased to present this absolutely stunning, energy-efficient self-built family home on Urmond Road, constructed in 2017 and set on an impressive plot of approximately 65ft x 90ft. Offering exceptional space and a high-quality finish throughout, this home is perfectly suited to modern family living.

The property boasts an impressive L-shaped open-plan reception area, seamlessly combining the lounge, dining space and integral kitchen with appliances, creating a fantastic hub for both everyday living and entertaining. Bi-fold doors open directly onto the large south-facing garden, flooding the space with natural light and effortlessly connecting indoor and outdoor living. The kitchen also benefits from underfloor heating, with a separate utility room and ground floor shower room adding further practicality.

From the moment you step inside, the striking entrance hall with built-in storage sets the tone for the rest of the home, offering a real sense of space and quality. Upstairs, the property features three generous double bedrooms, with the principal bedroom being particularly spacious, alongside a well-appointed family bathroom, which also benefits from underfloor heating.

The ground floor shower room also features underfloor heating, enhancing comfort and adding a touch of luxury throughout the home.

Externally, the home continues to impress with a large garage with electric door, off-street parking for four vehicles, and a south-facing garden complete with an outbuilding with electric supply and water access as well as a W/C to the rear for added convenience. Further benefits include a log burner installed within the last year and a regularly serviced boiler.

Built with care and attention, this is a rare opportunity to purchase a distinctive, spacious and beautifully finished home within walking distance of the town centre.

Open-Plan Lounge / Dining Area: 25'8 x 13'8 (7.82m x 4.17m)

Kitchen: 15'9 x 13'1 (4.80m x 3.99m)

Utility Room: 10'2 x 5'4 (3.10m x 1.63m)

Ground Floor Shower Room

Principal Bedroom: 21'8 x 13'11 (6.60m x 4.24m)

Bedroom Two: 14'0 x 10'7 (4.27m x 3.23m)

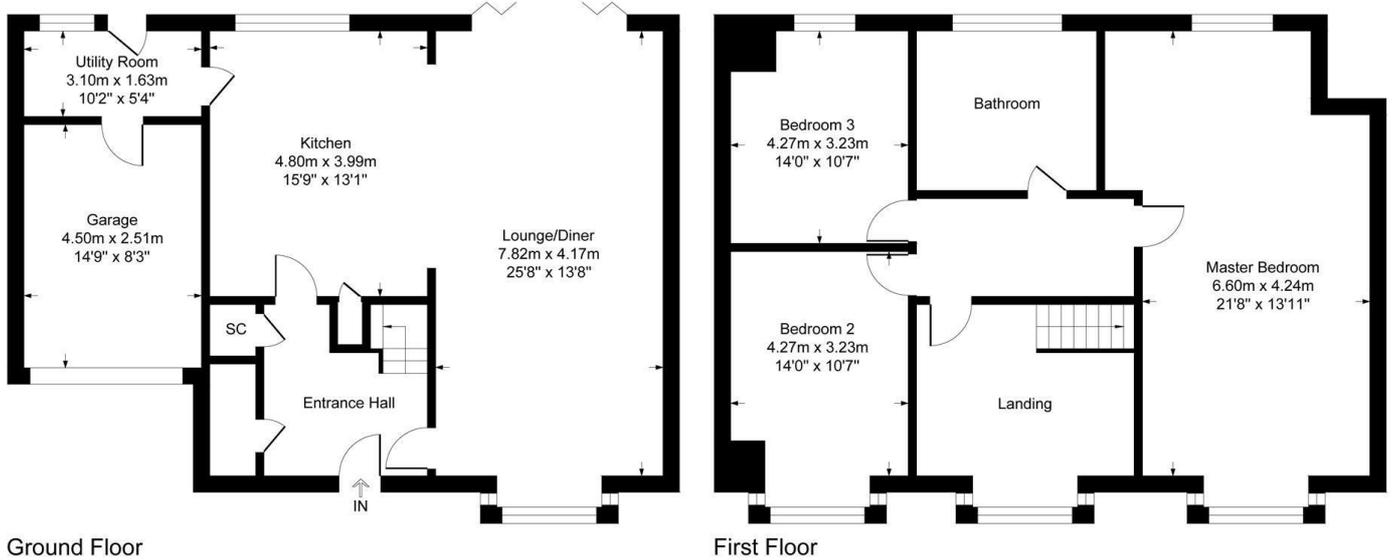
Bedroom Three: 14'0 x 10'7 (4.27m x 3.23m)

Family Bathroom

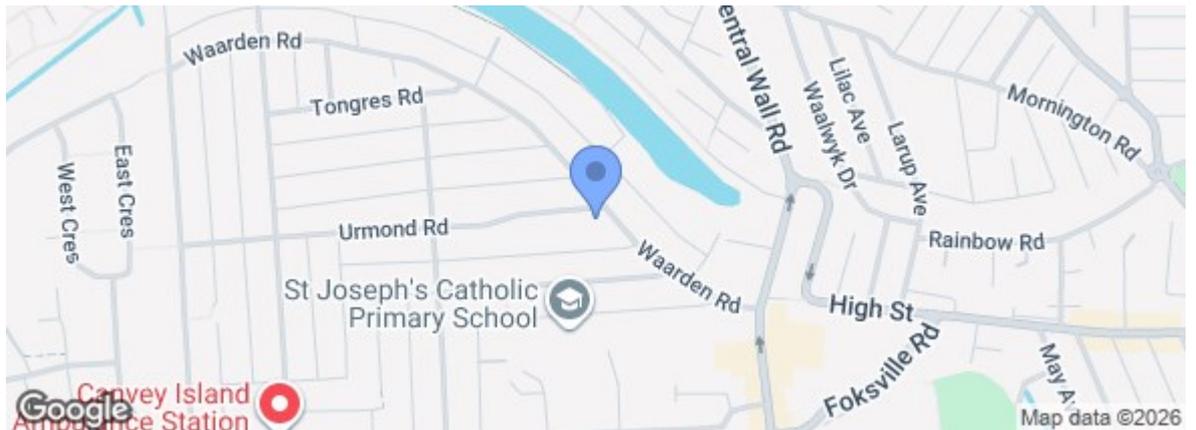
Outbuilding / Bar Area: 14'9 x 8'3 (4.50m x 2.51m)

Urmond Road

Approximate Gross Internal Floor Area = 188.4 sq m / 2028 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	83	89
(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 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.