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Hawkesbury Close, Canvey Island Guide price £550,000

*** GUIDE PRICE £550,000 – £575,000 ***

Aspire are pleased to present this exceptional detached family home, perfectly positioned within the heart of Canvey Island, just a short stroll from local schools, shops and everyday amenities.

Upon entering, you are welcomed by a spacious and inviting entrance hall, with a convenient ground floor WC. The home has been thoughtfully laid out for modern family living, with the kitchen forming the true hub of the home—offering ample worktop space, storage and room to cook, host and enjoy everyday life. The adjoining dining area is ideal for entertaining, with patio doors opening directly onto the rear garden, creating a seamless indoor-outdoor flow.

A separate lounge provides a cosy yet spacious retreat, centred around a feature fireplace, while an additional study offers the perfect work-from-home space or quiet snug.

To the first floor, the property continues to impress with four generously sized double bedrooms, all served by a modern and well-appointed family bathroom.

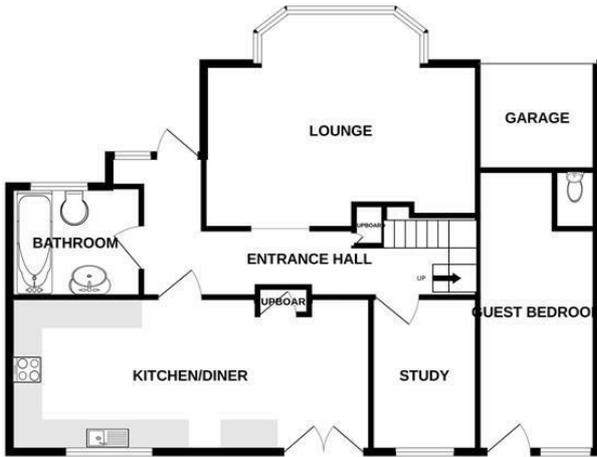
Externally, this home truly stands out. A self-contained guest bedroom with its own WC and access to the garage provides fantastic flexibility for visiting family, teenagers or potential additional income.

The impressive outbuilding offers further versatility, ideal as an annexe, home office or studio space. With its own WC and dual access from both the front and side, it benefits from plenty of natural light and could easily adapt to suit a variety of needs.

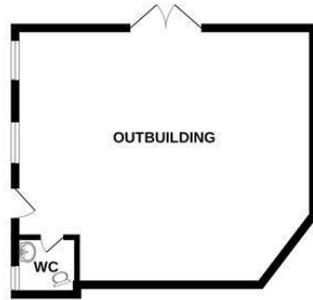
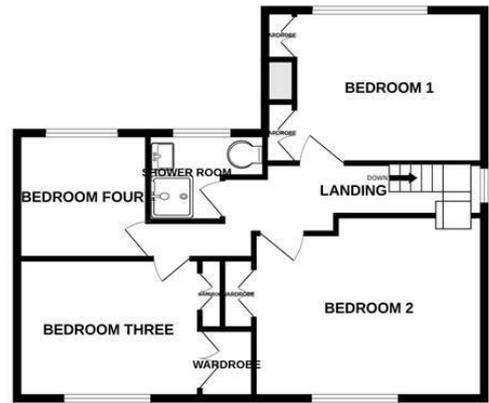
To the front, a generous driveway provides off-street parking for multiple vehicles, while the rear garden offers a fantastic space for relaxing, entertaining or family enjoyment.

This is a rare opportunity to secure a substantial and highly versatile family home in a sought-after location. Viewings are strongly advised to fully appreciate everything this property has to offer.

GROUND FLOOR
1412 sq.ft. (131.2 sq.m.) approx.



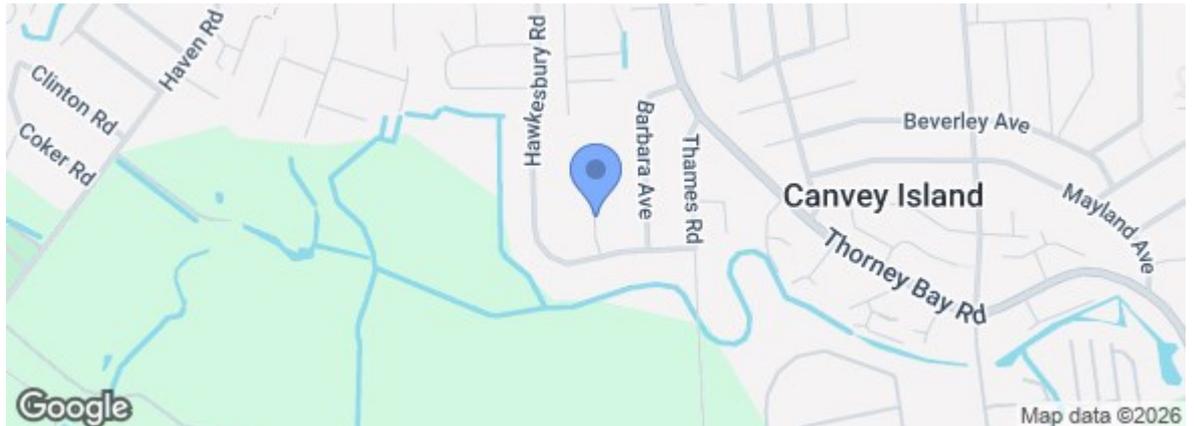
1ST FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 2145 sq.ft. (199.3 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	51	
(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.