

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



## **Nevada Road, Canvey Island £375,000**

Aspire are delighted to present this spacious four/five-bedroom chalet, set on a substantial plot and offering flexible living throughout. The property features a bright lounge, separate reception room or additional bedroom, a well-proportioned kitchen, ground-floor bathroom, and a large hallway that could double as an office space. Upstairs provides further generous bedrooms, while outside benefits include a garage and excellent potential to enhance or extend (STPP). Perfect for families seeking space and versatility.

Aspire are delighted to present this versatile four/five-bedroom chalet, beautifully positioned on a substantial plot and offering generous living space throughout.

The property welcomes you with an additional ground-floor room, offering excellent flexibility — ideal as a dining room, study, or extra living space depending on your needs. To the front, you'll find a bright and expansive lounge, perfect for family living and entertaining. A separate reception room adds even more versatility and can easily be utilised as an additional ground-floor bedroom if desired.

The well-proportioned kitchen provides ample workspace and storage, while the ground-floor bathroom serves the home conveniently.

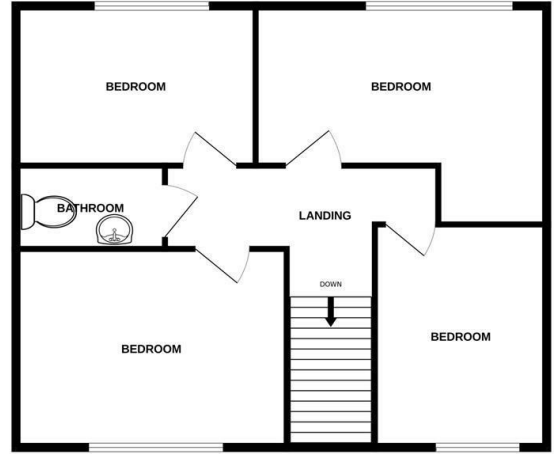
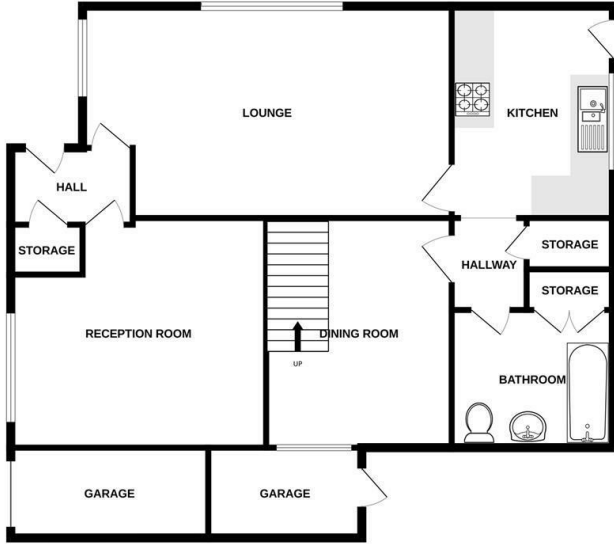
Upstairs, the chalet continues to impress with four comfortable bedrooms, making it ideal for growing families or those needing extra space along with a W/C.

Externally, the home sits on an impressive plot and benefits from a garage, adding valuable storage or parking options. The substantial grounds also offer excellent potential for future development or landscaping opportunities (subject to the usual consents).

This is a fantastic chance to secure a spacious and adaptable home in a desirable location.

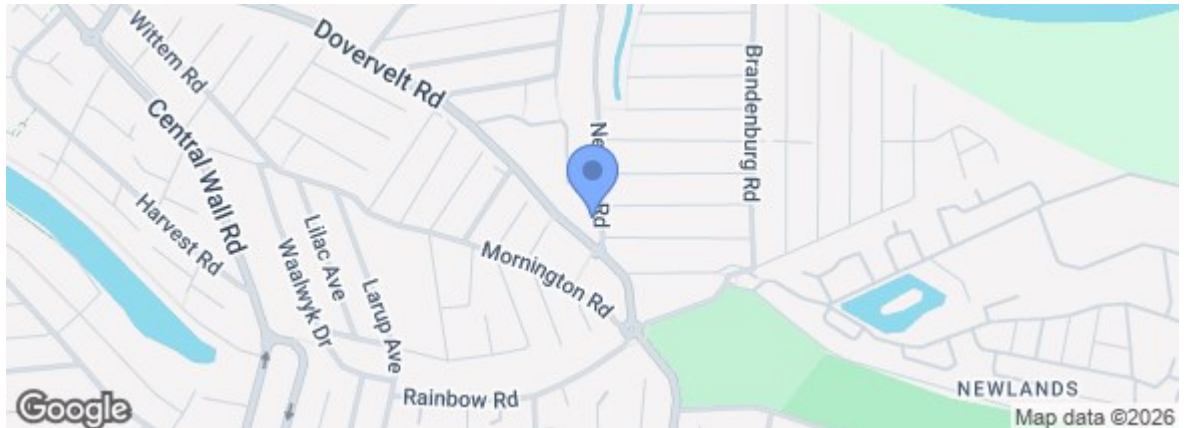
GROUND FLOOR

1ST FLOOR



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		
(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.