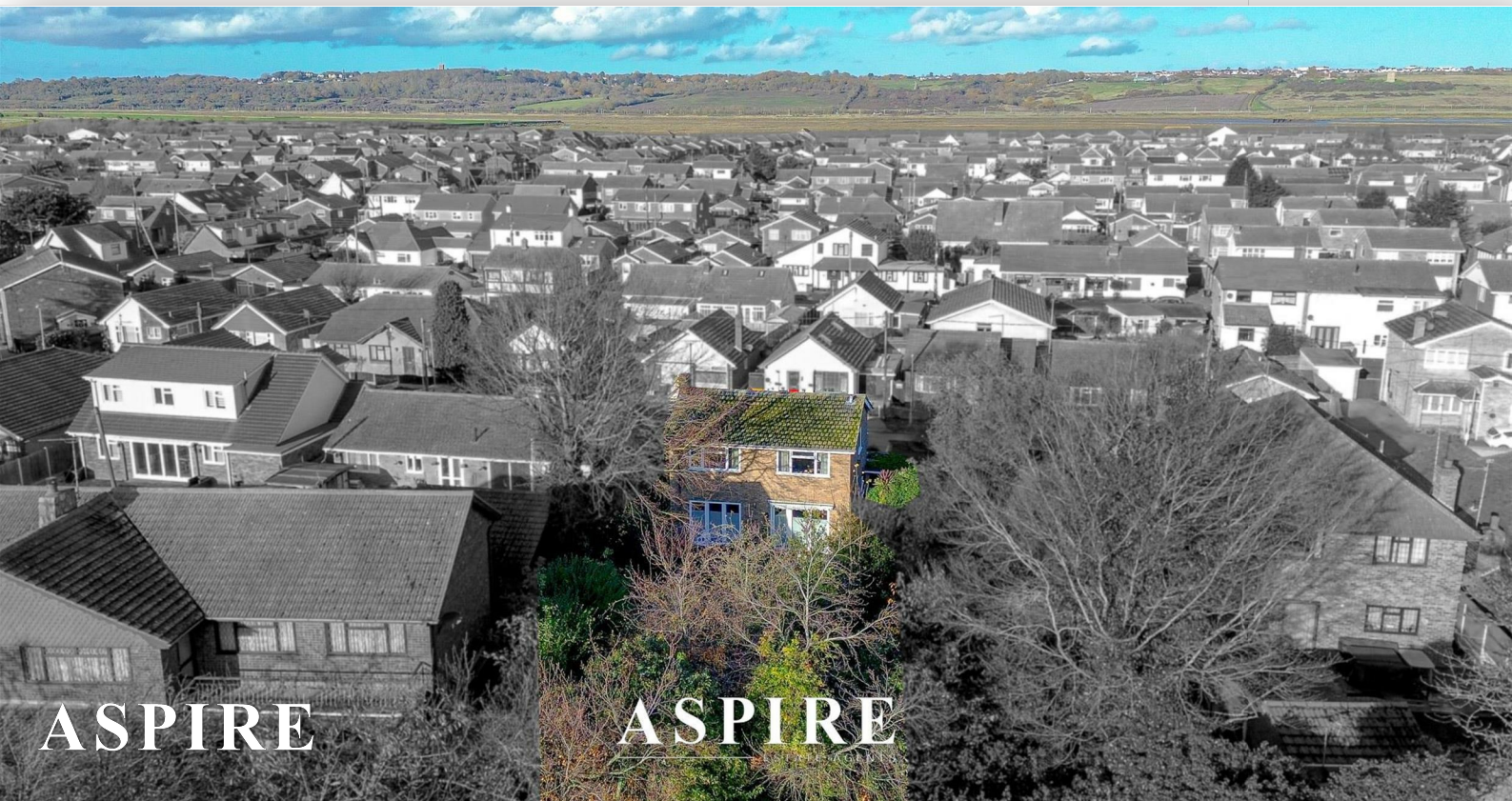


*To arrange a viewing contact us  
today on 01268 777400*



## **Hindles Road, Canvey Island £395,000**

Aspire are delighted to present this three-bedroom detached home, built in 1970 and set on an impressive double plot with huge potential to extend or even develop an additional dwelling (STPC). The property offers generous living space, a large rear garden ideal for an annexe or outbuildings, and a sweeping in-and-out driveway with garage. A rare opportunity to transform a substantial plot into your perfect family home.

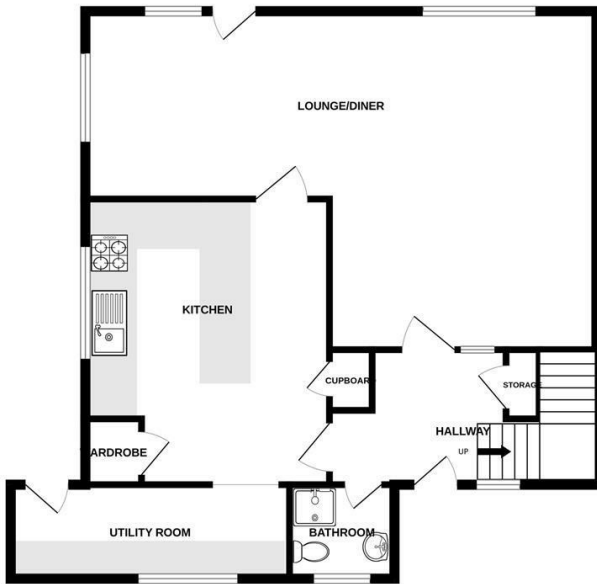
Aspire are delighted to present Greenfields, built in 1970 by the current owners, offering an exceptional opportunity for anyone looking to create their ideal home. This three-bedroom detached property sits proudly on a generous double plot, providing enormous scope for extending the existing house or potentially developing an additional dwelling beside it (STPC).

Inside, the accommodation includes a spacious lounge/dining area with full-length windows overlooking the garden, a kitchen with adjoining utility room, a downstairs shower room, and three well-proportioned bedrooms upstairs along with a family bathroom.

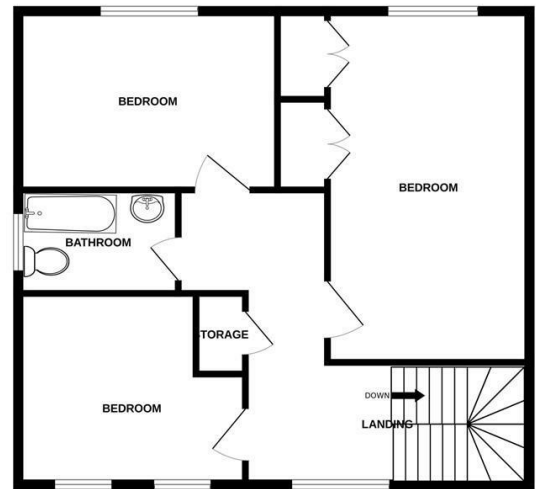
Externally, the property truly stands out. The substantial rear garden offers superb potential for those considering an annexe, outbuildings, or large landscaped grounds, while the front provides a sweeping in-and-out driveway with parking for multiple vehicles and access to the attached garage.

This is a rare chance to transform a large and versatile plot into the perfect family home — an opportunity not to be missed.

GROUND FLOOR  
943 sq.ft. (87.6 sq.m.) approx.



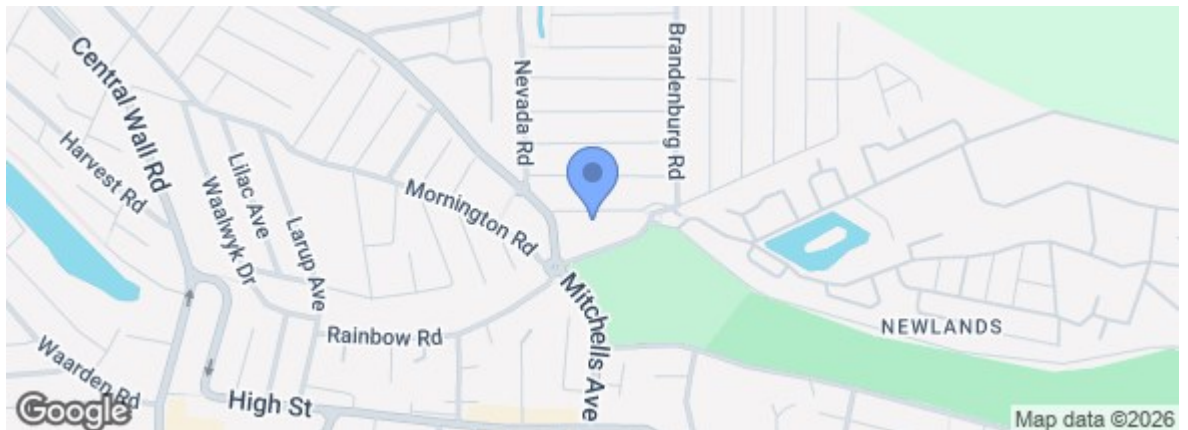
1ST FLOOR  
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 1763 sq.ft. (163.8 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		42	
(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.