

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



Griffin Avenue, Canvey Island Offers in the region of £325,000

Aspire Estate Agents are pleased to present this superb, purpose-built two-bedroom detached bungalow, ideally located in the heart of Canvey Island—just a short walk from local schools, shops, and everyday amenities.

Step inside via the welcoming entrance hall and into a generously sized lounge, beautifully lit by a large bay window that fills the space with natural light. From here, an inner hallway leads to two well-proportioned double bedrooms, both conveniently served by a modern family bathroom.

The spacious kitchen/breakfast room offers excellent storage and worktop space—making everyday cooking a pleasure.

Externally, the property benefits from off-street parking for two vehicles to the front. To the rear, you'll find a well-sized private garden—ideal for relaxing, entertaining, or enjoying outdoor dining during the warmer months.

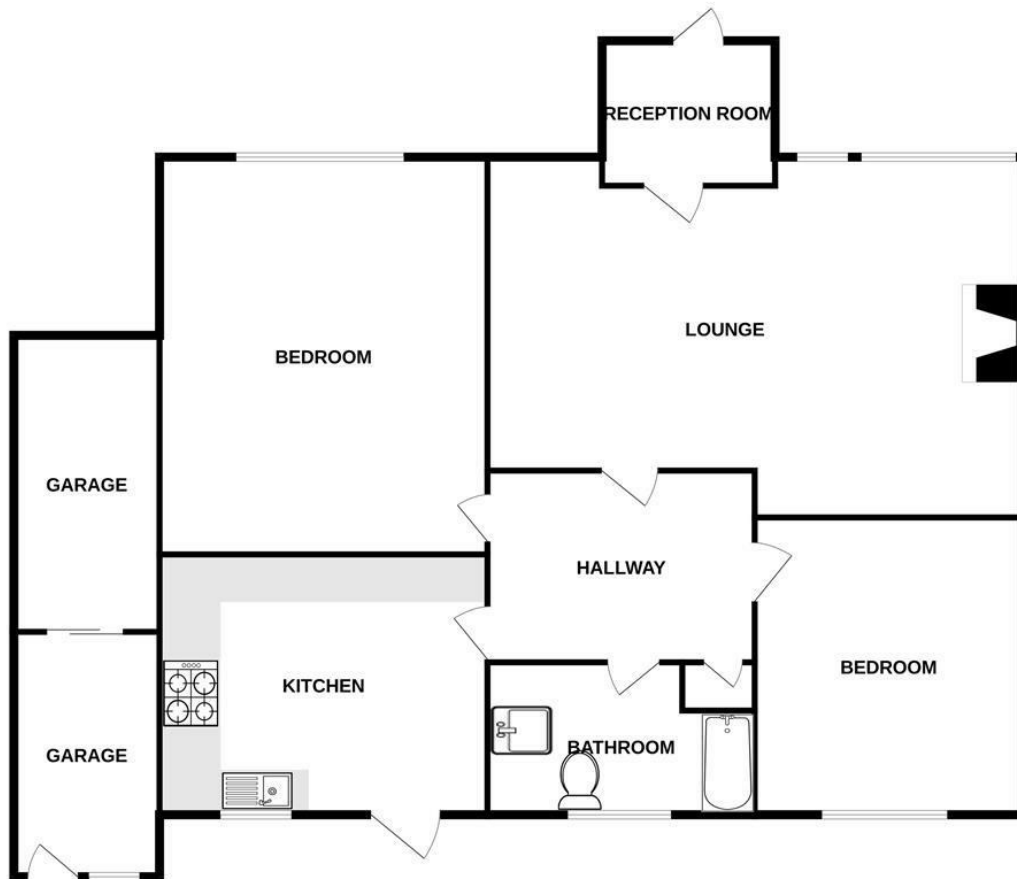
Room Measurements:

Hallway: 1.7m x 1.5m

Lounge: 4.5m x 4.3m

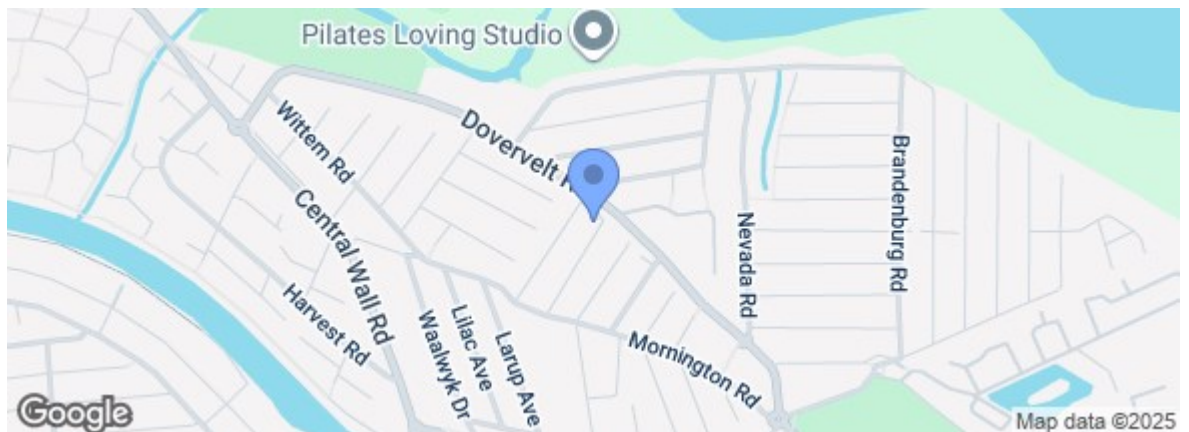
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GROUND FLOOR



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.
Made with Metropix C2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(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			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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.