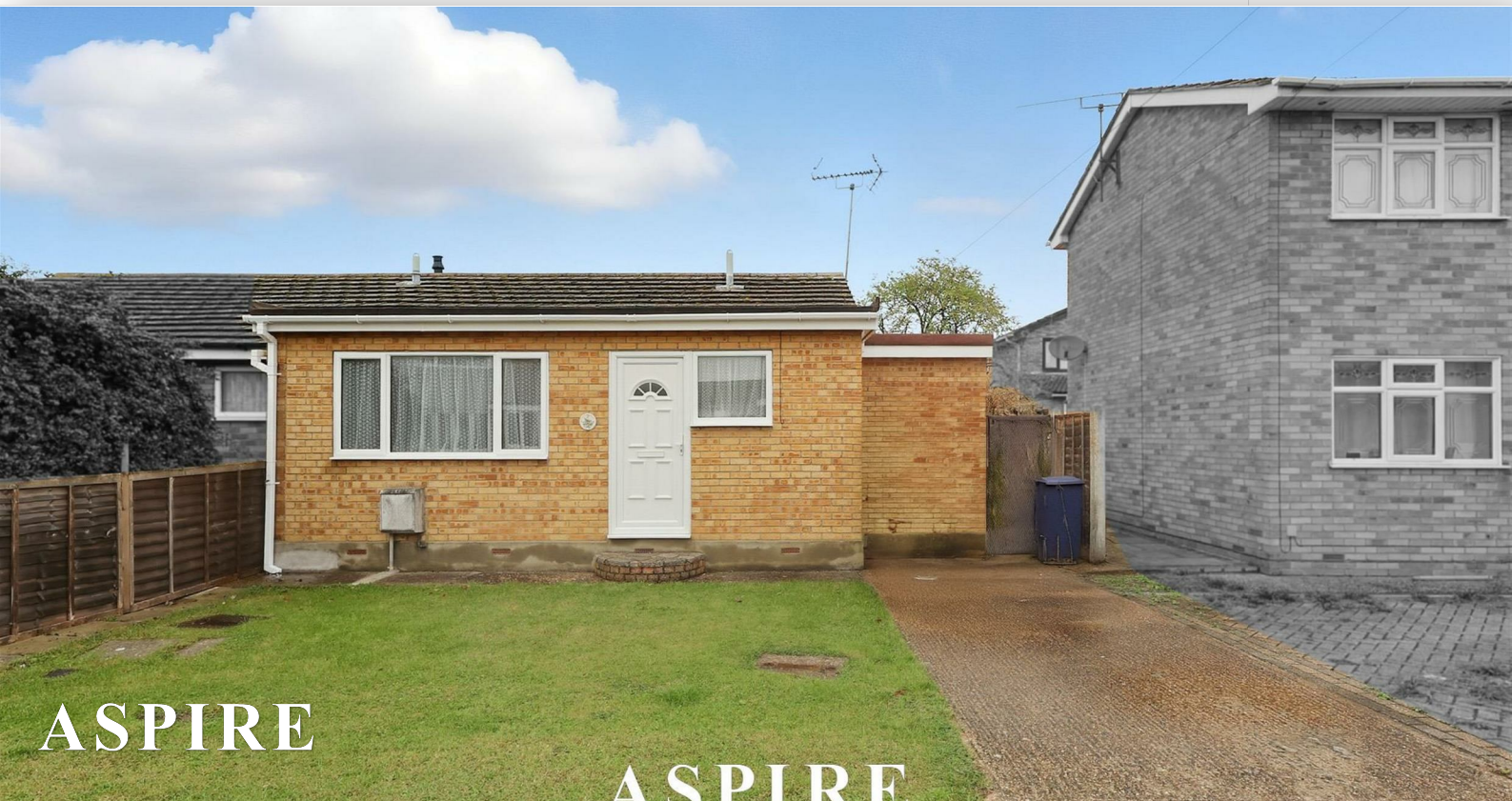


**To arrange a viewing contact us  
today on 01268 777400**



## **Kent Avenue, Canvey Island Guide price £300,000**

**Aspire Presents a Charming 2/3 Bedroom Semi-Detached Bungalow – A Short Stroll from Canvey Town Centre**

Nestled in a quiet and sought-after road, this delightful semi-detached bungalow offers a wonderful blend of comfort, convenience, and versatility — perfect for downsizers, first-time buyers, or anyone seeking a peaceful location within easy reach of local amenities.

The property features a welcoming lounge to the front, filled with natural light and offering an ideal space to relax or entertain. The kitchen provides ample cupboard space and a practical layout, making everyday living effortless.

There are two well-proportioned bedrooms, with Bedroom One benefitting from fitted wardrobes and direct access to an additional room — ideal for use as a third bedroom, dressing room, or home office, depending on your needs. A three-piece bathroom suite completes the internal accommodation.

Externally, the property offers off-street parking to the front and a pleasant west-facing rear garden, perfect for enjoying the afternoon and evening sun.

Conveniently located just a short distance from Canvey Town Centre, local shops, and transport links, this well-presented bungalow is a wonderful opportunity to enjoy easy, single-level living in a quiet yet connected setting.

Lounge: 14'10" x 14'11" (4.52m x 4.55m)

Kitchen: 9'10" x 8'1" (3.00m x 2.46m)

Bedroom One: 9'10" x 11'11" (3.00m x 3.63m)

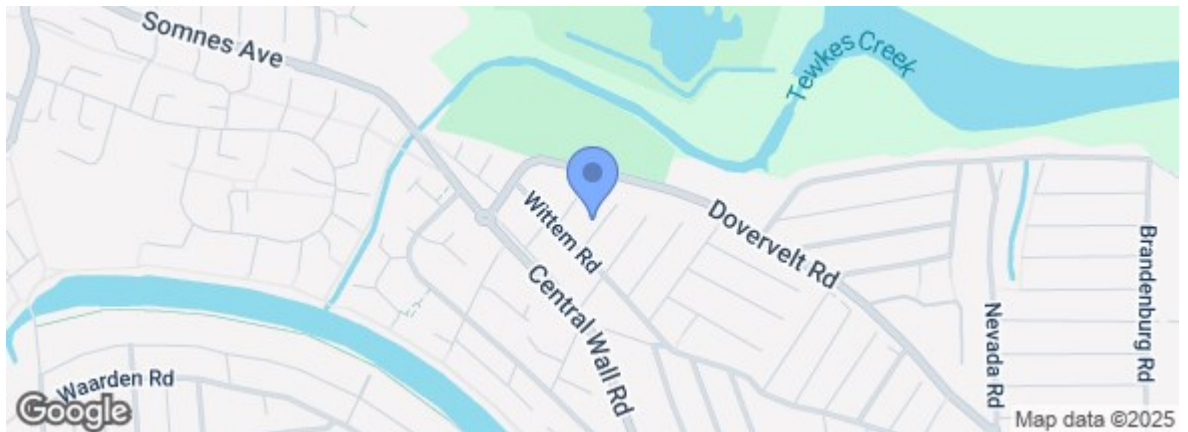
Bedroom Two: 14'6" x 6'8" (4.42m x 2.03m)

Bedroom Three / Dressing Room / Study: 10'11" x 6'8" (3.33m x 2.03m)

Bathroom: 8'2" x 5'1" (2.49m x 1.55m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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.