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today on 01268 777400**



## **Chapman Road, Canvey Island Guide price £450,000**

Aspire are pleased to present this stunning four-bedroom family home, positioned in a quiet and desirable part of Canvey Island, within easy reach of local schools, transport links and the seafront.

From the moment you step inside, the house immediately feels bright, open and inviting. Natural light flows beautifully throughout the ground floor, creating a warm and welcoming atmosphere that makes you feel at home straight away. The layout has been thoughtfully designed to offer separation between spaces while still maintaining an effortless flow that works perfectly for family living.

The kitchen is a real focal point of the home, featuring integrated appliances and a central island, ideal for busy mornings, casual dining or entertaining friends and family. It connects seamlessly with the lounge and dining area, where bi-fold doors open onto the west-facing garden, allowing the sunlight to pour in during the afternoon and evening.

Upstairs offers four well-balanced bedrooms, including a generous master bedroom with scope to create a dressing area or en-suite if desired. The remaining bedrooms provide flexibility for family, guests or home working. The family bathroom is finished to a modern standard with a walk-in shower.

Outside, the west-facing garden is perfect for enjoying the later sun, with composite decking and access to the garage. Off-street parking completes the package.

The décor throughout is exceptional, stylish and cohesive, finished to a high standard and giving the property a true move-straight-in feel.

A genuinely welcoming home with beautiful flow and natural light, ideal for modern family living.

#### Lounge/Diner

22'4" x 12'8" (6.81m x 3.86m)

#### Kitchen

14'6" x 11'2" (4.42m x 3.40m)

#### Master Bedroom

14'2" x 11'6" (4.32m x 3.51m)

#### Bedroom Two

12'4" x 9'10" (3.76m x 3.00m)

#### Bedroom Three

9'8" x 8'4" (2.95m x 2.54m)

#### Bedroom Four

9'2" x 7'6" (2.79m x 2.29m)



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			
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	



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