

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



## Adelsburg Road, Canvey Island Offers over £375,000

Aspire Estate Agents are thrilled to present this stunning three-bedroom detached family home, ideally situated in the heart of Canvey Island, just a short walk from local schools, shops, and essential amenities.

This beautifully presented home offers a bright and stylish interior, starting with a welcoming entrance hall providing access to a modern downstairs shower room and a well-appointed kitchen. The spacious lounge features dual-aspect windows, filling the room with natural light, while the adjoining conservatory offers a versatile additional space—ideal for entertaining or relaxing.

Upstairs, you'll find three generously sized bedrooms served by a contemporary family shower room. The standout feature is the impressive master bedroom, boasting dual-aspect windows and a Juliet balcony—creating a serene and elegant space to unwind.

Externally, the property includes a well-maintained front garden and a private driveway providing ample parking for up to three vehicles. The rear garden offers a delightful space for outdoor dining and entertaining.

Location is everything, and this home certainly delivers:

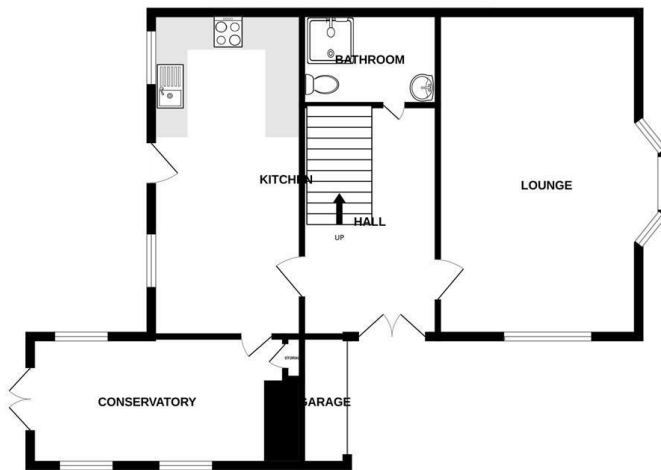
Just moments from Canvey High Street

0.2 miles to Knightswick Shopping Centre

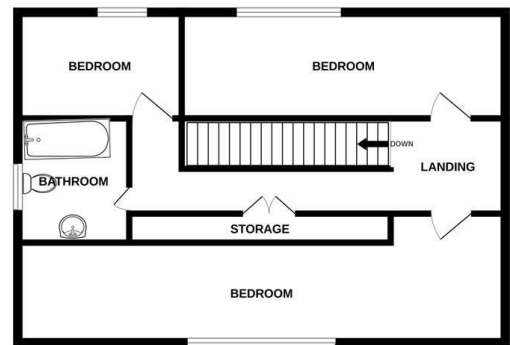
[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)



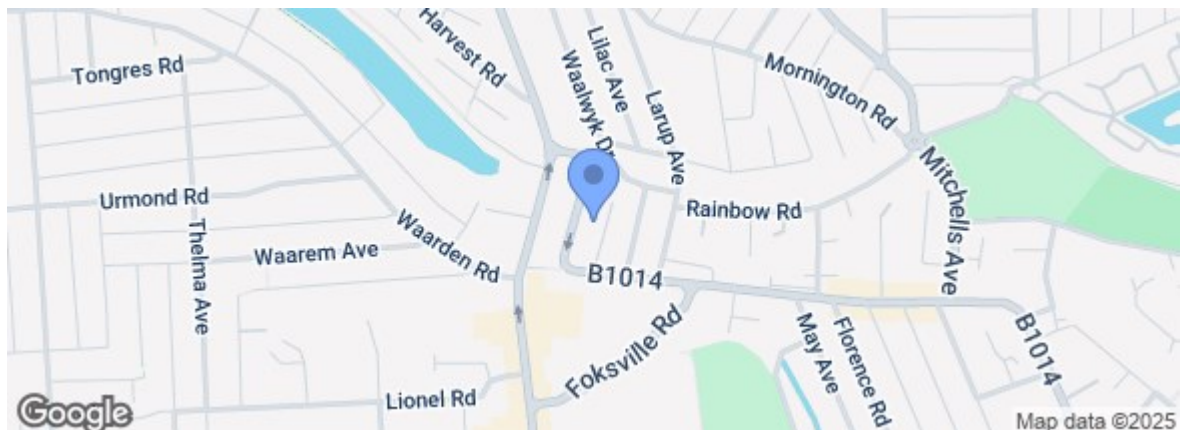
**Ground Floor**



**1st Floor**



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.