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ASPIRE



## Magnolia Close, Canvey Island Guide price £550,000

£550,000 - £575,000 Tucked away in a peaceful cul-de-sac just a short stroll from Thorney Bay Beach, this beautifully presented four-bedroom home offers an ideal balance of tranquillity and modern convenience.

Step inside to a bright and airy lounge that seamlessly flows into a charming conservatory—perfect for relaxing with a book or entertaining guests. The heart of the home is the stylish open-plan kitchen/diner, complete with granite worktops, integrated appliances, and a separate utility room. A ground-floor WC adds everyday practicality.

Upstairs, you'll find four generously sized bedrooms. Two feature en-suite bathrooms and built-in wardrobes, while bedrooms three and four have been thoughtfully combined to create a spacious suite—easily converted back to two rooms if desired. A sleek, modern family bathroom completes the upper level.

Outside, the private rear garden is a true retreat. Enjoy the largest plot on the development, set in a desirable corner position that provides exceptional space and privacy. The garden features a fully equipped summer house currently used as a gym, a pergola with hot tub, and ample room for alfresco dining and gatherings.

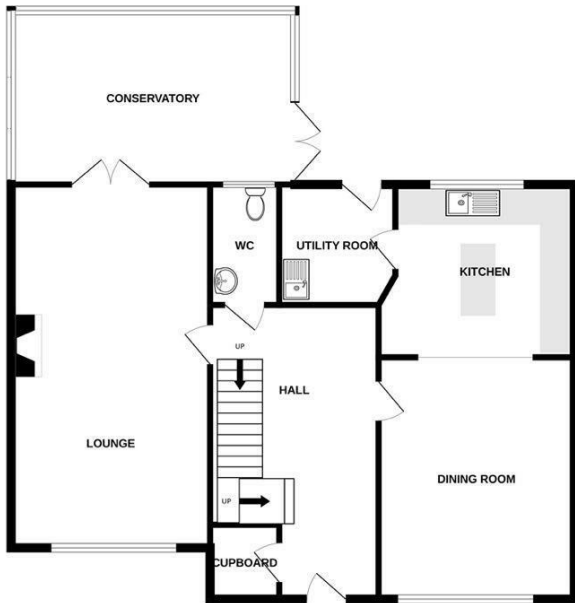
Additional benefits include off-street parking, a garage, and close proximity to local amenities and the beach.

This is a rare opportunity to secure a versatile, stylish family home in one of the area's most sought-after locations.

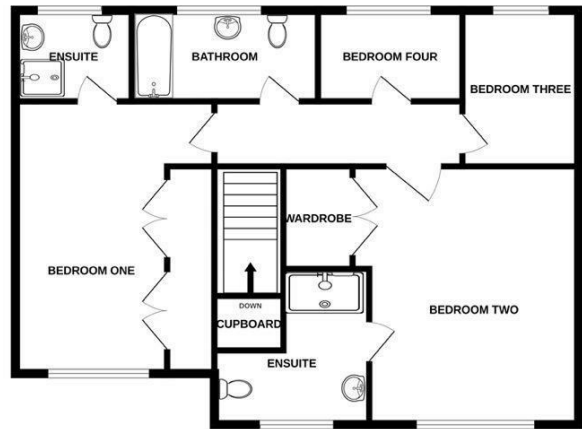
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GROUND FLOOR  
1107 sq.ft. (102.8 sq.m.) approx.



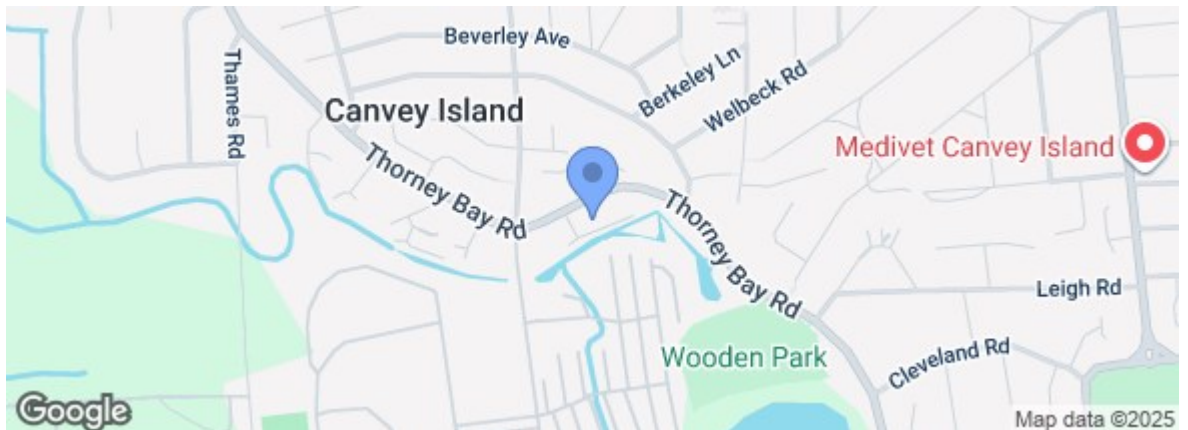
1ST FLOOR  
912 sq.ft. (84.7 sq.m.) approx.



TOTAL FLOOR AREA : 2018 sq.ft. (187.5 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		
(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	



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