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**ASPIRE**



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

Aspire Estate Agents takes great pleasure in unveiling a remarkable property featuring an expansive 57-foot road frontage. This distinguished and impeccably maintained residence comprises three generously sized double bedrooms, making it an ideal haven for a growing family. The luxurious ground floor is adorned with a tastefully designed shower room, while the first floor boasts a truly stunning bathroom.

The interior of this detached family home is characterized by a spacious lounge that invites relaxation and a dining room perfect for family gatherings and entertaining guests. The modern fitted kitchen adds a touch of contemporary elegance to the residence, ensuring both functionality and style. The West-facing rear garden provides a delightful outdoor space, creating an oasis for leisure and enjoyment.

Furthermore, the property is complemented by convenient amenities such as off-street parking and a garage, enhancing the overall practicality and appeal of this residence. To fully grasp the grandeur and comfort this home exudes, it must be experienced firsthand. This is an opportunity not to be missed, as every detail of this property is designed to be appreciated.

Guide Price £450,000 - £475,000

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**ENTRANCE:**

Double glazed entrance door opening to the hallway.

**HALLWAY**

Smooth and coved plastered ceiling with inset spot lights, stairs to first floor with under stairs storage cupboard, wood effect laminate flooring, radiator, doors leading to:

**LOUNGE:** (16'1" x 14'2" (4.90m x 4.32m) Smooth and coved plastered ceiling with inset spot lights, UPVC glazed window to front, double glazed French doors opening onto the rear garden, wood effect laminate flooring, feature fireplace to one flank wall, radiators x two.

**DINING ROOM:** (10'0 x 8'10 (3.05m x 2.69m) Textured coved plastered ceiling with inset spot lights, double glazed French doors opening onto the garden, radiator, wood effect laminate flooring,

**KITCHEN:** (10'9 x 9'10 (3.28m x 3.00m) Smooth plastered ceiling with inset spot lights, UPVC double glazed window to rear, double glazed door to the side, kitchen comprises of a modern fitted kitchen in white gloss units with black roll top work surfaces over, a pull out larder drawer unit, inset composite sink and drainer with stainless steel mixer tap over, black gloss tiled splash back in a brick bond style, an black Range style induction hob to remain, washing machine and dishwasher both to remain, American fridge/freezer also to remain.

**SHOWER ROOM:** Obscure double glazed window to side, a three piece suite comprising of a low level W/C. with chrome effect push button flush, vanity unit with mounted circular white bowl sink and chrome effect mixer tap over, shower cubicle with water proof cladding to walls and shower over, tiling to remaining walls, tiling to floor, wall mounted chrome effect heated towel rail.

**LANDING:** Smooth coved plastered ceiling with inset spot lights, double glazed window to front, radiator, doors leading to:

**BEDROOM ONE:** (16'3 x 11'10 (4.95m x 3.61m) Smooth coved plastered ceiling with inset spot lights, double glazed window to front, cupboard housing the Worcester Gas Fired Combination Boiler (installed in September 2018), carpet flooring, radiator, open access through to a dressing area/walk-in

wardrobe.

**DRESSING AREA:** A range of fitted sliding wardrobes to each side with automatic lighting. double glazed window rear, carpet flooring.

**BEDROOM TWO:** (10'11" x 10'1" (3.33m x 3.07m) Smooth coved plastered ceiling with inset spot lights, double glazed window to rear, radiator, carpet flooring, loft access.

**BEDROOM THREE:** (10' x 9'10 (3.05m x 3.00m) Smooth coved plastered ceiling, double glazed window to rear, carpet flooring, radiator

**BATHROOM:** Obscure double glazed window to rear, a three piece suite comprising of a carronite style bath, low level W/C with chrome effect push button flush, vanity unit with inset hand wash hand basin and chrome effect mixer tap over, tiling to walls, tiling to floor, wall mounted chrome effect heated towel rail.

**WEST FACING REAR GARDEN:** West facing rear garden mainly laid to lawn, a patio areas, access to the front of the property via a covered area leading to a gate in between the house and the garage, also another access the other side of the house where they keep bins, sheds remain, fully fenced borders.

**FRONTAGE:** 57ft road frontage, fully paved driveway with parking for several vehicles and leading to garage, side access to the rear garden.

**GARAGE:** Garage with power and light, up and over door, double glazed window to rear, double glazed door to rear.

GROUND FLOOR



1ST 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.  
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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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