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ASPIRE



Lottem Road, Canvey Island Guide price £600,000

GUIDE PRICE £600,000 TO £650,000

Aspire Estate Agents are delighted to present this substantial detached family home on sought-after Lottem Road. Significantly extended and offering approximately 2,548 sq ft of accommodation, including the utility room, this beautifully presented property combines generous living space with an attached self-contained annexe. With four bedrooms in the main house and a further double bedroom in the annexe, it is particularly well suited to larger families and multi-generational living.

The main house offers an impressive ground-floor layout, with a spacious living room measuring approximately 25'11" x 15'11". This opens into the dining area, creating a sociable setting for everyday family life and entertaining. The adjoining fitted kitchen features integrated appliances and ample worktop space, while a ground-floor WC adds convenience.

On the first floor, three well-proportioned bedrooms are served by a four-piece family bathroom with a separate bath and shower, complemented by underfloor heating. The second floor is dedicated to the principal suite, comprising a generous bedroom, a walk-in wardrobe and an en-suite bathroom with a bath, basin and WC.

The attached annexe provides independent living space across two floors, with access from the entrance hall. Its ground floor features an open-plan kitchen/living room measuring approximately 25'6" x 12'11", with bi-folding doors opening onto the rear garden. A separate staircase leads to a double bedroom, an en-suite shower room and a useful storage room. Air conditioning adds further comfort, making this a versatile space for extended family or guests.

Outside, the established rear garden features mature shrubs and a paved patio, providing an inviting setting for outdoor dining and relaxation. An externally accessed utility room sits alongside the main house, offering useful space for laundry and household storage. To the front, a generous driveway provides off-street parking for m

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Property Measurements

Room Measurements

Ground Floor — Main House

Entrance Hall: 3.22m × 1.91m (10'7" × 6'3")

Living Room: 7.90m × 4.84m (25'11" × 15'11")

Dining Room: 4.00m × 3.09m (13'1" × 10'2")

Kitchen: 5.80m × 3.10m (19'0" × 10'2")

Ground-Floor WC: Measurements not shown.

Utility Room — External Access: 3.72m × 1.85m (12'2" × 6'1")

First Floor — Main House

Landing: 3.39m × 1.17m (11'1" × 3'10")

Bedroom Two: 4.06m × 3.02m (13'4" × 9'11")

Bedroom Three: 3.99m × 3.97m (13'1" × 13'0")

Bedroom Four: 4.29m × 3.65m (14'1" × 12'0")

Four-Piece Family Bathroom: Measurements not shown.

Second Floor — Main House

Bedroom One: 4.64m × 4.18m (15'3" × 13'9")

Walk-In Wardrobe: 4.52m × 1.73m (14'10" × 5'8")

En-Suite Bathroom: Measurements not shown.

Ground Floor — Annexe

Kitchen/Living Room: 7.76m × 3.93m (25'6" × 12'11")

First Floor — Annexe

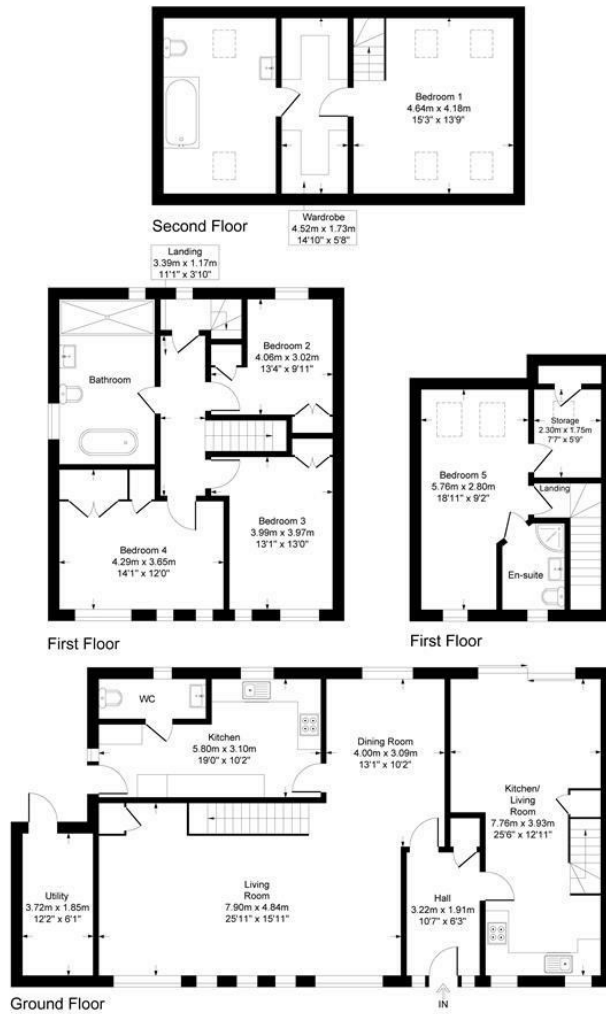
Bedroom Five: 5.76m × 2.80m (18'11" × 9'2")

Storage Room: 2.30m × 1.75m (7'7" × 5'9")

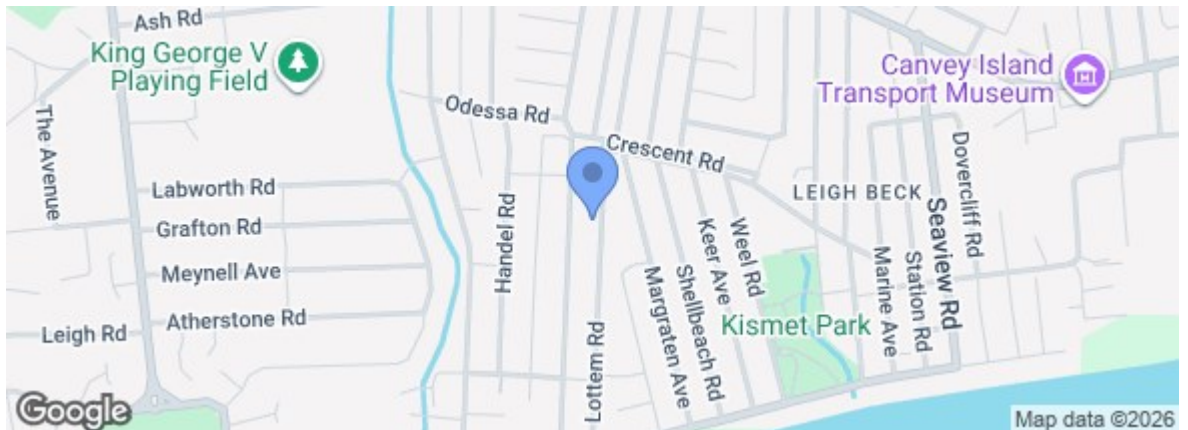
En-Suite Shower Room:

22 Lottem Road

Approximate Gross Internal Floor Area = 236.7 sq m / 2548 sq ft
(Including Utility)
Utility = 6.8 sq m / 73 sq ft



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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