

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



Florence Road, Canvey Island Asking price £500,000

Aspire are pleased to present this exceptionally spacious and versatile family home, offering generous accommodation across two floors and perfectly suited to large or multi-generational living.

This impressive property immediately stands out for its size, flexibility and abundance of natural light throughout. Positioned in a highly convenient location, just a short walk from the town centre and Canvey seafront, it offers both lifestyle and practicality in equal measure.

The ground floor boasts a substantial 24ft dual-aspect kitchen, thoughtfully designed with a two-part layout. This space is ideal for both everyday living and entertaining, featuring a breakfast bar alongside extensive cupboard and worktop space.

To the front of the home, the main reception room provides a welcoming and bright living area, flowing seamlessly through to a separate dining room and an additional reception room—perfect for use as a playroom, home office or snug.

Further enhancing the versatility of the ground floor are two bedrooms, one benefitting from its own en-suite, making it ideal for guests, older relatives or even potential rental use. A convenient W/C and porch area complete this level.

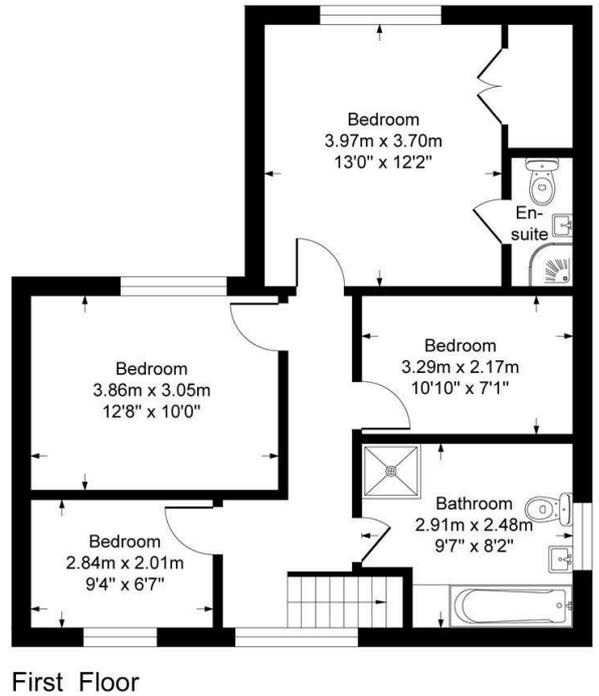
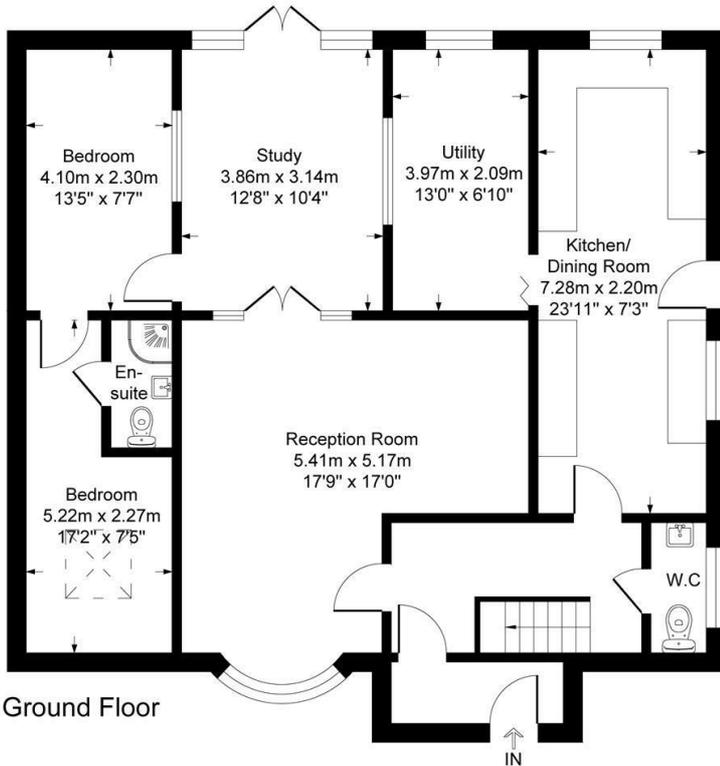
Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom offers a luxurious feel, complete with its own en-suite and walk-in wardrobe. A further large double bedroom also benefits from an en-suite, while two additional bedrooms provide excellent space for family living. A spacious family bathroom serves the remaining rooms.

Externally, the home offers off-street parking and a west-facing rear garden, perfect for enjoying afternoon and evening sun.

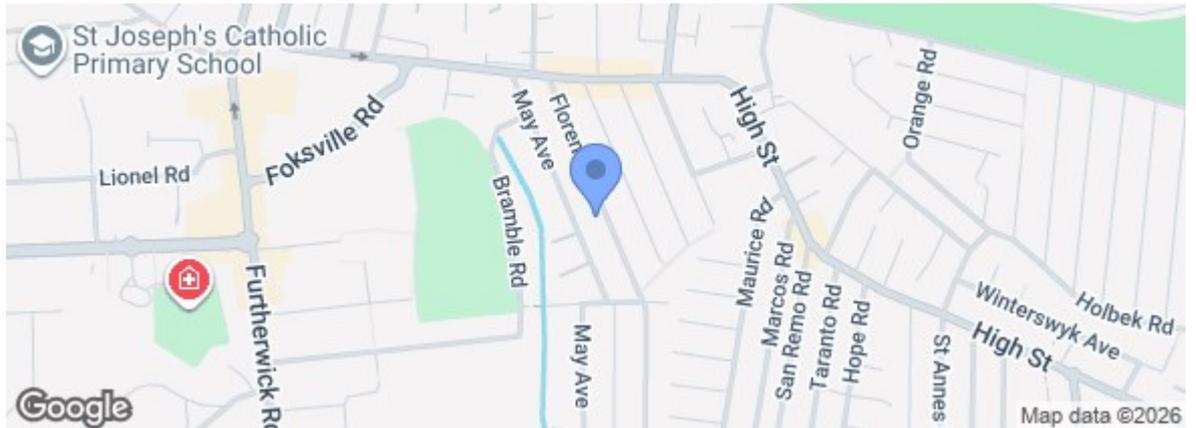
This substantial home presents an excellent opportunity not only for growing families but also for those considering Airbnb or additional income potential, thanks to its flexible layout.

Florence Road

Approximate Gross Internal Floor Area = 168.54 sq m / 1814 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		72	81
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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