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today on 01268 777400**



ASPIRE



## **Delfzul Road, Canvey Island Offers in excess of £450,000**

Aspire are pleased to present this impressive detached family home, offering a fantastic balance of space, style and practicality, set back from the road with excellent kerb presence and generous off-street parking.

To the rear, the property enjoys a substantial L-shaped garden, providing plenty of room for both relaxing and entertaining. The space has been thoughtfully arranged with a lawn and patio areas, creating the ideal setting for summer gatherings, with further potential to extend (subject to the relevant permissions).

Internally, the home has been finished to a high standard throughout and offers versatile accommodation. The main living space is bright and spacious, flowing through to a contemporary kitchen/dining area which naturally becomes the heart of the home. A standout staircase adds character to the ground floor, alongside a ground floor bedroom with its own en-suite, offering flexibility for guests or multi-generational living. A modern bathroom completes the downstairs layout.

Upstairs, there are three well-sized bedrooms, including a principal bedroom with en-suite facilities, along with additional space that could be utilised as a dressing area or study.

Ideally positioned for convenience, the property is within easy reach of local shops, amenities and transport links, making it a great choice for families and commuters alike.

Lounge: 21'9 x 11'8 (6.63m x 3.56m)

Kitchen / Dining Room: 21'10 x 8'9 (6.65m x 2.67m)

Bedroom Four (Ground Floor): 8'9 x 8'0 (2.67m x 2.44m)

Ground Floor Wet Room: 8'0 x 4'5 (2.44m x 1.35m)

Principal Bedroom: 12'6 x 11'5 (3.81m x 3.48m)

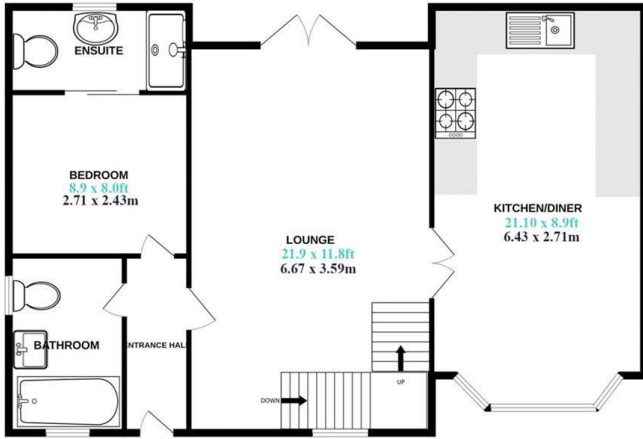
En-Suite: 8'3 x 5'2 (2.51m x 1.57m)

Bedroom Two: 12'2 x 10'6 (3.71m x 3.20m)

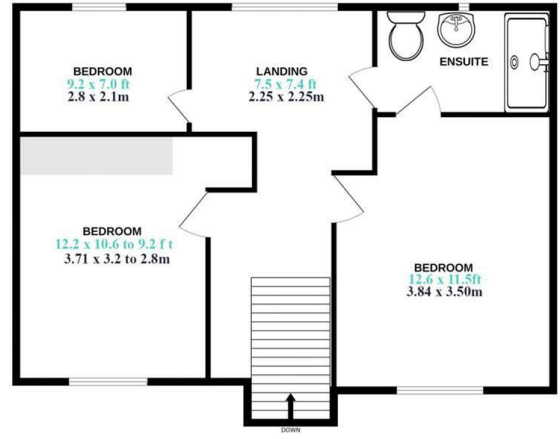
Bedroom Three: 9'2 x 7'0 (2.79m x 2.13m)

Dressing Area / Study: 7'5 x 7'4 (2.26m x 2.24m)

GROUND FLOOR



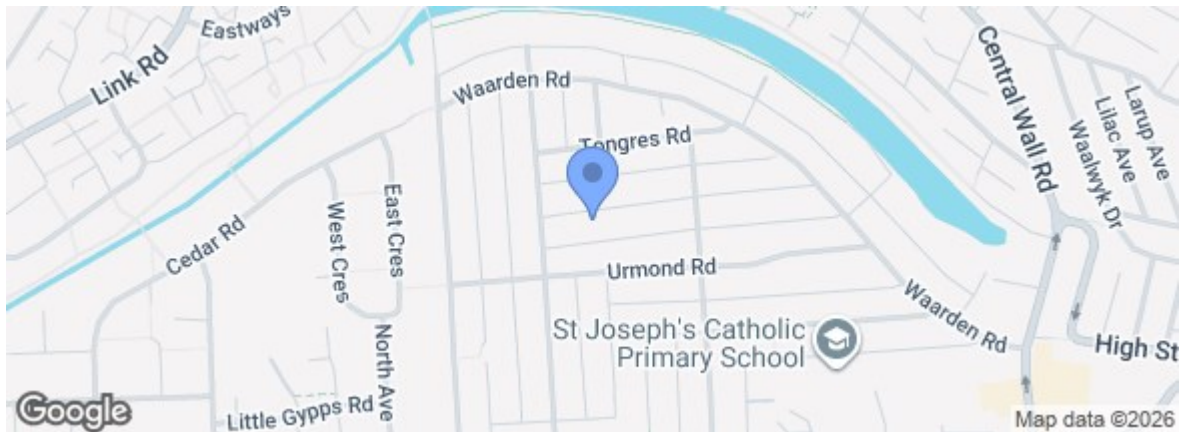
1ST FLOOR



**ASPIRE**  
ESTATE AGENTS

**Delfzul Road  
Canvey Island**  
x4 x3

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	60	83
(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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