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today on 01268 777400*



## **Elsinor Avenue, Canvey Island Offers in excess of £675,000**

Aspire are pleased to present this beautifully finished four bedroom home, positioned within a stunning estate surrounded by attractive homes and backing onto Canvey Golf Club, offering lovely views and a peaceful setting. The property is also just around a mile from Benfleet Train Station, providing direct links into London, making it an excellent choice for commuters and families alike.

From the moment you enter, the home feels bright, airy and modern, with a welcoming entrance hall setting the tone for the space throughout. The kitchen is an impressive size and has been finished to a high standard, featuring integrated appliances, underfloor heating, a central island with breakfast bar, dining space and stylish under cupboard spotlights.

34'0" x 10'3"

First Floor

Bedroom

4.99m x 3.58m

16'4" x 11'9"

To the rear, the lounge offers a warm and inviting living space, complete with a cosy fireplace and patio doors opening directly onto the garden. The ground floor also benefits from a large fully fitted modern utility room, a W/C and internal access to the integral garage, which is currently used for storage.

En-suite

2.89m x 1.38m

9'6" x 4'6"

Bedroom

4.56m x 3.15m

15'0" x 10'4"

Upstairs, the master bedroom is a fantastic size with a large modern shower en suite. The second bedroom is also a generous double, with two further double bedrooms and a beautifully presented four piece family bathroom completing the first floor.

Bedroom

4.17m x 2.86m

13'8" x 9'5"

Bedroom

3.27m x 3.14m

10'9" x 10'4"

Potential to extend the home with a further floor is also available with a large loft being present (STPP).

Externally, the property continues to impress with a low maintenance west facing rear garden, designed for easy enjoyment. The garden features a decked seating area, artificial grass and a useful outbuilding, making it ideal for relaxing, entertaining or additional storage.

Bathroom

3.12m x 2.32m

10'3" x 7'7"

Landing

Modern, light and finished to an excellent standard throughout, this is a stunning family home in a highly sought after setting.

Outbuilding

Cabin

3.72m x 2.71m

12'2" x 8'11"

Ground Floor

Hall

Garage

3.81m x 2.53m

12'6" x 8'4"

Utility

3.93m x 2.23m

12'11" x 7'4"

W/C

Living Room

5.22m x 3.58m

17'2" x 11'9"

Kitchen/Dining Room

10.37m x 3.12m

# Elsinor Avenue

Approximate Gross Internal Floor Area = 156.5 sq m / 1685 sq ft

Garage Area = 9.1 sq m / 98 sq ft

Outbuilding Area = 10.0 sq m / 109 sq ft

Total Area = 175.6 sq m / 1892 sq ft



Outbuilding



Ground Floor



First Floor

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			
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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