

**To arrange a viewing contact us
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.

Bedroom
4.99m x 3.58m
16'4" x 11'9"
En-suite
2.89m x 1.38m
9'6" x 4'6"

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.

Bedroom
4.56m x 3.15m
15'0" x 10'4"
Bedroom
4.17m x 2.86m
13'8" x 9'5"

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
3.27m x 3.14m
10'9" x 10'4"

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"

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

Landing
Outbuilding

Ground Floor

Cabin
3.72m x 2.71m
12'2" x 8'11"

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
34'0" x 10'3"

First Floor

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 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			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.