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ESTATE AGENTS



## Hannett Road, Canvey Island Guide price £450,000

Aspire Estate Agents are delighted to present this beautifully finished four-bedroom family home, set in a popular residential area and offering a thoughtful balance of classical design and modern living.

£450,000-£500,000

Built and completed by an experienced professional in the construction industry, the property has been designed with care, quality, and functionality in mind. The exterior boasts elegant Georgian-inspired features, including traditional brickwork and decorative quoins, giving the home a smart, symmetrical appearance. A newly fitted black front door adds a contemporary contrast, creating a bold and welcoming first impression.

Inside, the ground floor showcases engineered oak flooring throughout, offering both durability and a warm, inviting aesthetic. At the rear of the home, 3-metre bifold doors open onto the garden, framed by a distinctive black Marquina marble surround — a striking feature that brings in natural light and creates a seamless indoor-outdoor flow. The central staircase, with floating oak treads, a glass balustrade, and oak handrail, acts as a subtle architectural focal point, adding a sense of openness and refinement.

The kitchen has been finished to a high standard, featuring integrated appliances and a sleek, modern layout ideal for both everyday living and entertaining. Adjacent to the kitchen is a separate utility room, providing valuable additional storage and space for laundry appliances — helping to keep the main living areas functional and clutter-free. A dedicated study or home office offers the perfect space for remote work or quiet focus. The ground floor also includes a modern downstairs W/C and a converted garage, now functioning as a fully self-contained studio flat — a fantastic option for guests, multigenerational living, or potential rental income.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

**Front Porch**

9'8" x 2'10" (2.959 x 0.868)

**Hallway**

12'3" x 5'9" (3.755 x 1.759)

**Lounge**

20'9" x 2'8" (6.347 x 0.834)

**W/C**

3'2" x 2'8" (0.968 x 0.832)

**Kitchen**

10'2" x 9'6" (3.100 x 2.911)

**Utility Room**

10'2" x 4'1" (3.110 x 1.247)

**Office**

7'7" x 7'6" (2.317 x 2.305)

**Landing****Master Bedroom**

12'4" x 11'0" (3.768 x 3.363)

**En-Suite**

8'0" x 2'5" (2.445 x 0.747)

**Bedroom 2**

8'5" x 7'10" (2.568 x 2.407)

**Bedroom 3**

11'5" x 3'9" (3.492 x 1.151)

**Bedroom 4**

8'10" x 5'4" (2.716 x 1.650)

**Bathroom**

8'1" x 5'2" (2.479 x 1.584)

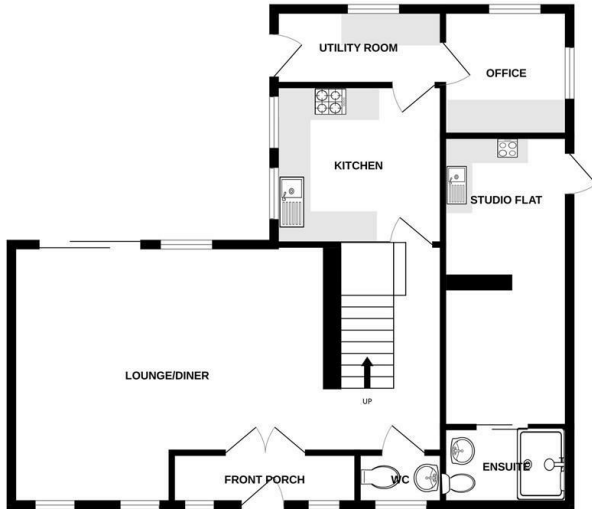
**Garden****Converted Garage (Studio Flat)**

19'11" x 7'7" (6.082 x 2.315)

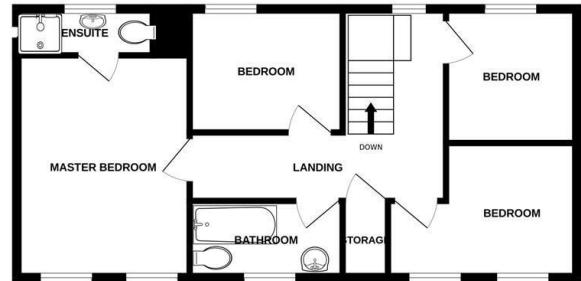
**Converted Garage (Studio Flat) (En-Suite)**

7'4" x 2'8" (2.260 x 0.820)

GROUND FLOOR

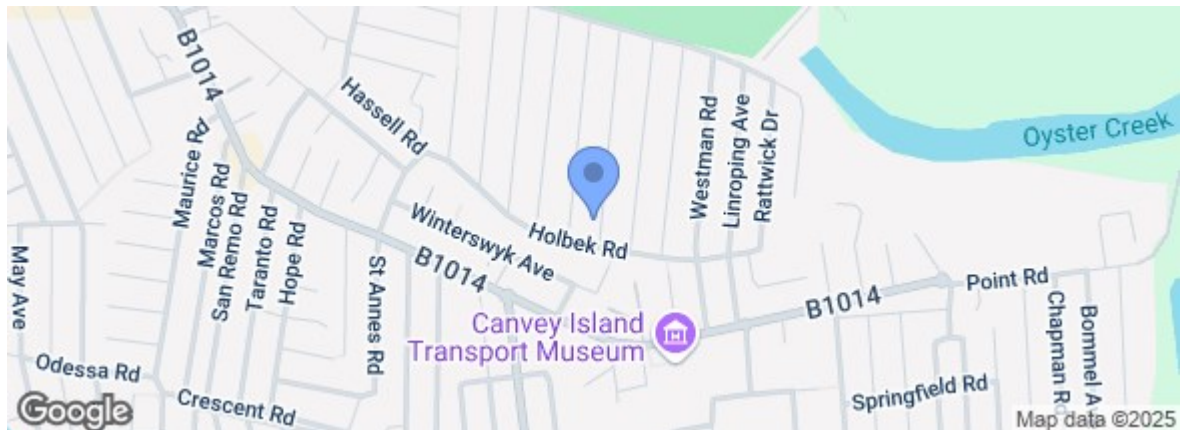


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		61	76
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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