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today on 01268 777400*



Juliers Close, Canvey Island Guide price £400,000

**** Guide Price £400,000 - £425,000 ****

Positioned within a quiet cul-de-sac on the ever-popular Juliers Close, this impressive four-bedroom semi-detached home delivers generous proportions, flexible family living and a superb layout designed for both everyday life and entertaining.

From the moment you step inside, the sense of space is immediately apparent. A welcoming entrance hallway leads through to the ground-floor shower room before opening into the substantial 28ft lounge/diner, creating a fantastic central living space complete with feature brick fireplace and log burner.

From here, the accommodation flows into a further large dining room overlooking the rear garden. Measuring over 16ft, this versatile room offers excellent flexibility and could easily become a fifth bedroom, playroom, home office or additional reception room, depending on the needs of the next owner.

The kitchen/breakfast room is another real highlight. Finished with contemporary grey cabinetry, quartz work surfaces and a selection of integrated appliances, there is plenty of workspace and storage alongside room for informal dining. Windows to both the front and rear bring in plenty of natural light.

Upstairs, a generous landing leads to four well-proportioned bedrooms, with the principal bedroom benefiting from extensive fitted wardrobes and storage. The family bathroom provides a stylish finish to the first floor, featuring an eye-catching freestanding clawfoot bath and modern vanity unit.

Outside, the rear garden has been designed with family life and entertaining in mind, combining a generous lawn with a large imprinted concrete patio, creating an ideal setting for outdoor dining and summer gatherings.

To the front, an extensive imprinted concrete driveway provides off-street parking for multiple vehicles, complemented by the increasingly important addition of an electric vehicle charging point.

Juliers Close enjoys a convenient Canvey Island position within easy reach of the seafront, town centre, local shops and bus routes, while families are well placed for nearby schooling including Lubbins Park Infant and Junior Schools and Castle View School.

Offering excellent space, versatility and a highly practical layout, this is a home capable of adapting as a family grows.

Viewing is highly recommended to fully appreciate the size and flexibility this property has to offer.

Lounge/Diner: 8.64m x 3.23m | 28'4" x 10'7"

Dining Room: 4.95m x 3.02m | 16'3" x 9'11"

Kitchen/Breakfast Room: 5.05m x 2.77m | 16'7" x 9'1"

Bedroom One: 3.91m x 3.25m | 12'10" x 10'8"

Bedroom Two: 4.19m x 3.12m | 13'9" x 10'3"

Bedroom Three: 4.04m x 2.87m | 13'3" x 9'5"

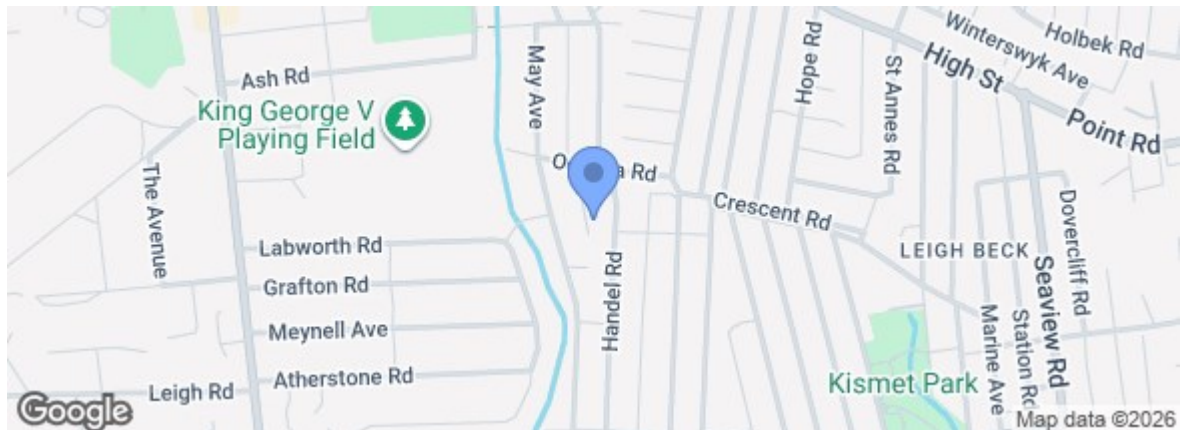
Bedroom Four: 2.29m x 2.24m | 7'6" x 7'4"

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Approximate Gross Internal Floor Area = 131.1 sq m / 1411 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 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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