

**To arrange a viewing contact us
today on 01268 777400**



St. Lukes Close, Canvey Island Guide price £350,000

GUIDE PRICE - £350,000 - £375,000

Aspire presents this well-maintained three-bedroom semi-detached home, perfectly positioned within a quiet cul-de-sac in the heart of Canvey Island. Offering spacious and versatile accommodation throughout, this property is ideal for families seeking comfort and convenience.

The ground floor features a bright and welcoming lounge, a generous dining room, and a large fitted kitchen with plenty of storage and workspace — perfect for everyday living and entertaining.

Upstairs, there are two double bedrooms, a good-sized third bedroom, and a modern three-piece family bathroom.

Externally, the home benefits from ample off-street parking, a garage, and a larger-than-average rear garden, providing plenty of outdoor space for relaxing or entertaining.

www.aspireestateagents.co.uk

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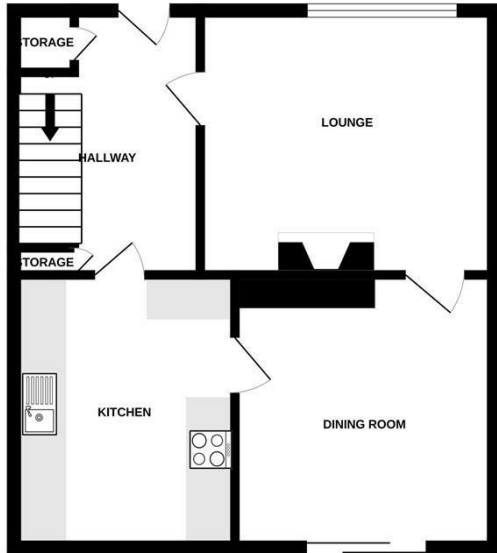
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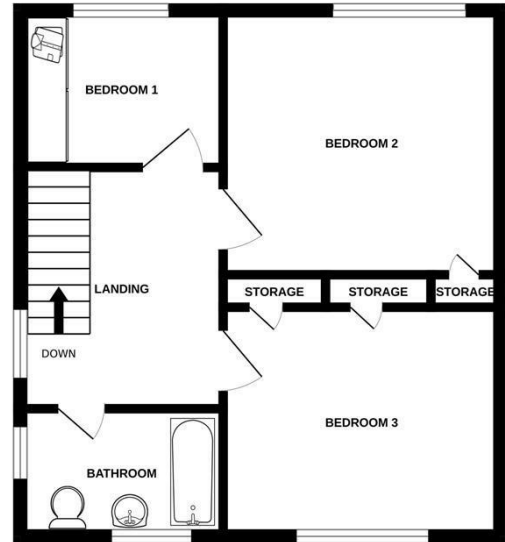
Upstairs, there are two double bedrooms, a good-sized third bedroom, and a modern three-piece family bathroom.

Externally, the home benefits from ample off-street parking, a garage, and a south-facing larger-than-average rear garden, providing plenty of outdoor space for relaxing or entertaining.

GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 sq.m.) approx.

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	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.