

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



St. Georges Walk, Canvey Island Offers over £325,000

Aspire are pleased to present this bright, airy and beautifully minimalistic three-bedroom terraced home, offering stylish living space and a fantastic layout ideal for modern family life.

Upon entering, you are welcomed into a spacious entrance hall featuring a convenient ground-floor W/C and access to the main living areas. The property further benefits from a recently installed Vaillant combi boiler, providing efficient and reliable heating and hot water throughout the home. The lounge is positioned to the front of the property and enjoys an abundance of natural light, creating a warm and inviting living space. Internal doors lead through to the kitchen/dining area, allowing the accommodation to flow seamlessly.

The kitchen is a generous size with ample space for dining and has been further enhanced by a rear extension, creating an impressive open-plan living area perfectly suited to modern family life, entertaining, or everyday living. This extended space, combined with the bright and airy feel throughout, gives the ground floor a wonderful sense of openness and versatility.

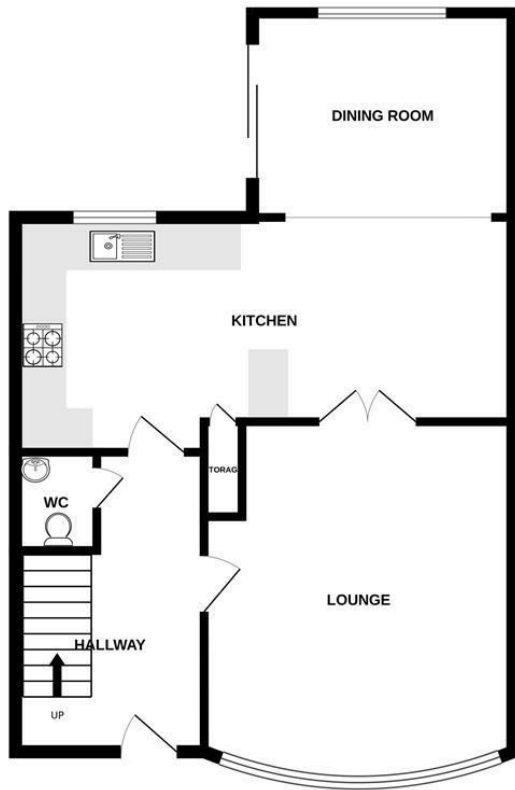
To the first floor are three well-proportioned bedrooms, comprising two doubles and a good-size single, all served by a modern three-piece family bathroom.

Externally, the property boasts a generous rear garden, ideal for families and outdoor enjoyment. The garden also provides direct access to the detached garage and off-street parking, offering excellent practicality and convenience.

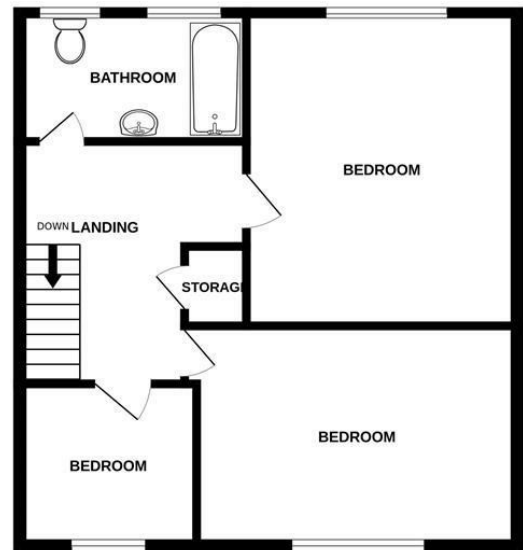
Situated in a highly desirable family location, the home is within close proximity to both primary and secondary schools. A bus stop is just a short walk away, providing a direct route to Benfleet Train Station with swift links into London. Canvey Retail Park is also within walking distance, offering a range of supermarkets and major retail stores for everyday needs.

A beautifully presented home offering space, light, and modern comfort, further enhanced by the recently upgraded Vaillant heating system, all set within a fantastic family-friendly location.

GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



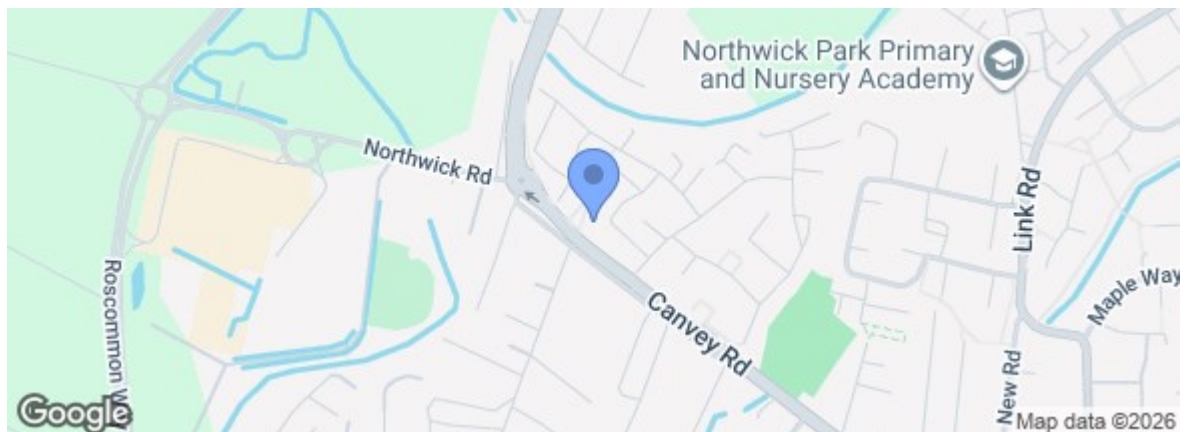
1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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.