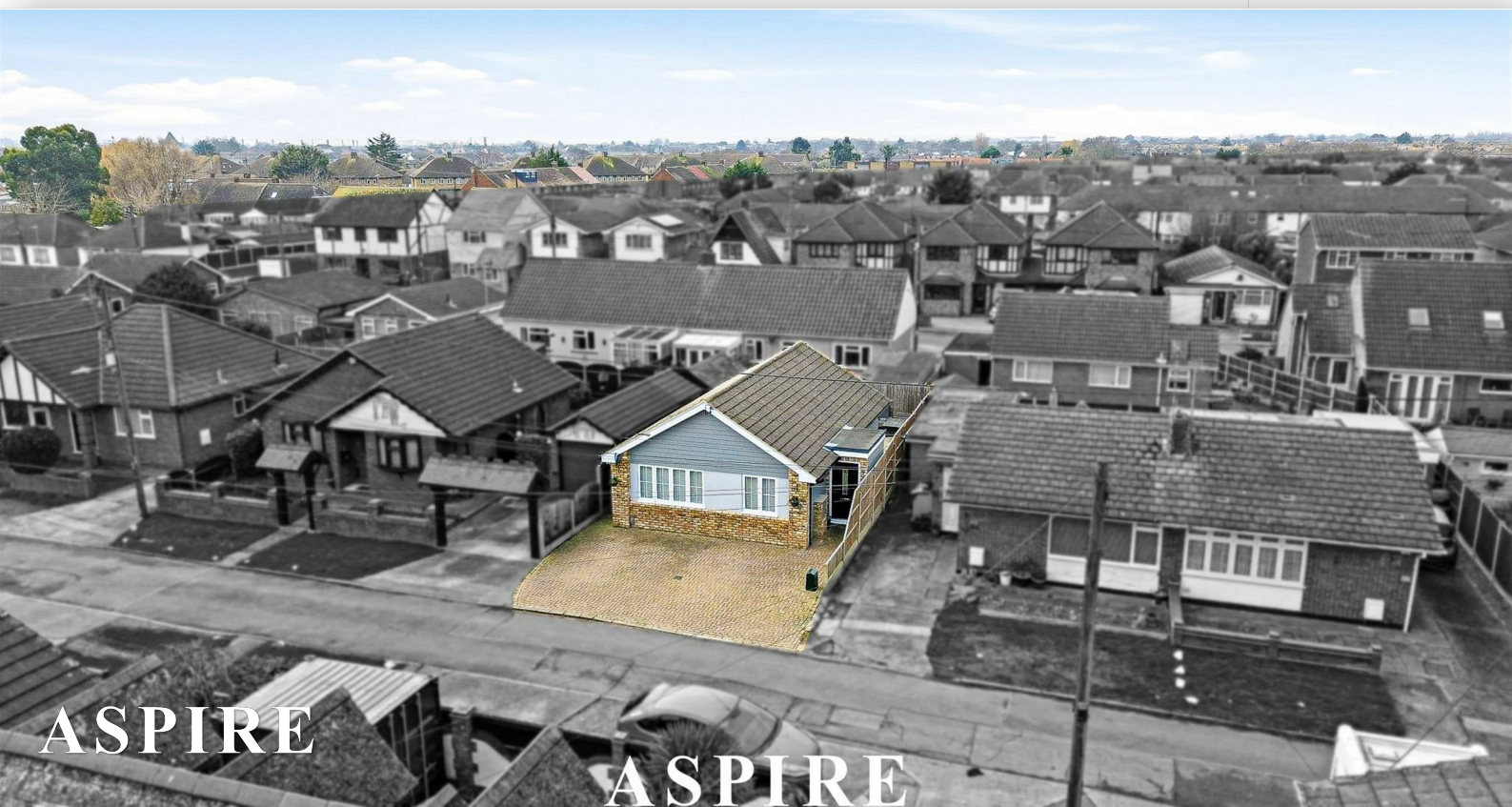


**To arrange a viewing contact us
today on 01268 777400**



Tilburg Road, Canvey Island Guide price £325,000

Aspire Estate Agents are delighted to introduce to the market this beautifully presented and deceptively spacious two bedroom detached bungalow, superbly positioned in a highly desirable location within easy walking distance of the Town Centre and Jones Corner.

Approached via a smart paved driveway providing off-street parking for approximately three vehicles, the property immediately impresses with its kerb appeal and sense of privacy. Upon entering, a welcoming porch offers the perfect space for coats and shoes, leading through to the main accommodation.

At the heart of the home is a stunning, contemporary open-plan living space that has been thoughtfully designed for modern living. The spacious lounge provides an inviting area to relax, centred around a sleek electric fireplace, and flows seamlessly into the dining area complete with a stylish breakfast bar and convenient power points. The modern kitchen is well proportioned and extensively fitted with a range of quality units and integrated appliances, with French doors opening directly onto the rear garden, creating a wonderful indoor-outdoor connection.

The bungalow further benefits from two generous double bedrooms, both offering comfortable and versatile accommodation, alongside a modern three-piece shower room that has been recently fitted to a high standard.

Externally, the property enjoys low-maintenance front and rear gardens, with the rear garden thoughtfully arranged between artificial lawn and paved seating areas, ideal for relaxing or entertaining with minimal upkeep.

This exceptional bungalow offers space, style and a fantastic location, making it an ideal choice for a wide range of buyers. Early viewing is highly recommended to fully appreciate everything this superb home has to

Room Measurements:

Porch – 7'10" x 4'8"

Hall – 8'8" x 4'8"

Lounge – 18'2" x 11'1"

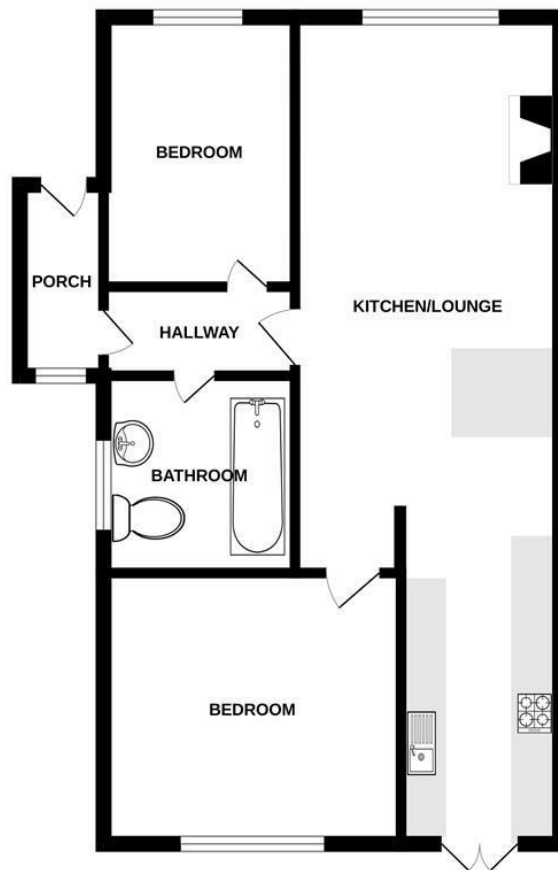
Kitchen – 13'9" x 7'5"

Bedroom One – 11'7" x 10'8"

Bedroom Two – 10'8" x 8'8"

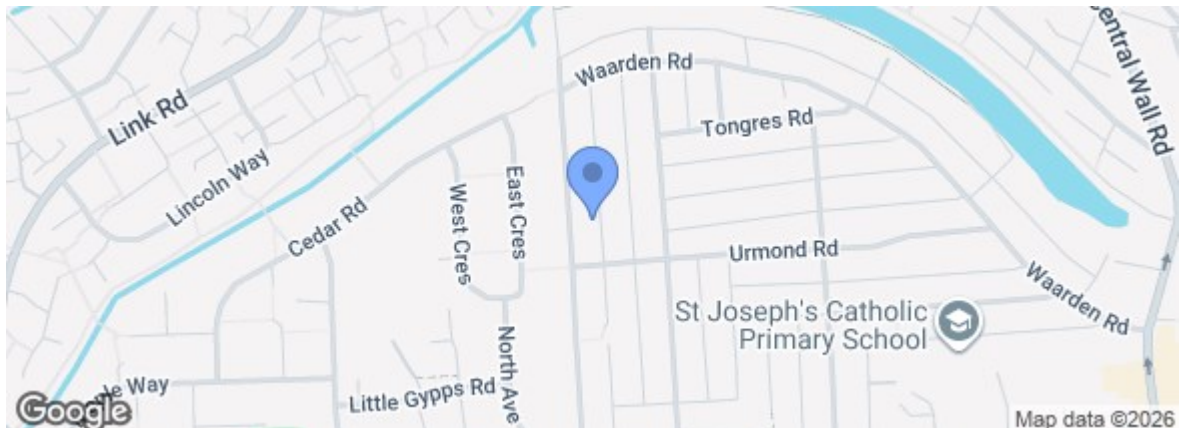
Shower Room – 8'4" x 5'4"

GROUND 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			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) 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.