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ASPIRE
ESTATE AGENTS









Holbek Road, Canvey Island Guide price £340,000

£340,000 - £365,000. Aspire are pleased to present this well maintained three bedroom detached family home, occupying a convenient position close to local schools, amenities and bus routes. The property is ideally placed for family life, being within easy reach of everyday conveniences while remaining pleasantly positioned away from the busiest surroundings.

The home immediately creates a welcoming impression, with a light and airy entrance hall featuring attractive herringbone parquet flooring.

The principal living space is a generous front to back lounge, offering ample room for both comfortable seating and a dining area. Patio doors open directly onto the rear garden, allowing plenty of natural light into the room and creating an easy connection between the internal and external spaces.

Positioned across the rear of the home, the kitchen also overlooks the garden and leads into a separate utility room. From here, there is further access to the garden, along with a useful ground floor shower room and WC.

The existing layout provides comfortable and practical family accommodation, while also offering exciting potential for buyers wishing to open up the rear of the property and create a larger open plan kitchen, dining and family area, subject to the necessary permissions.

The first floor comprises two well proportioned double bedrooms, a further single bedroom and a family bathroom. The loft has been boarded to provide valuable additional storage.

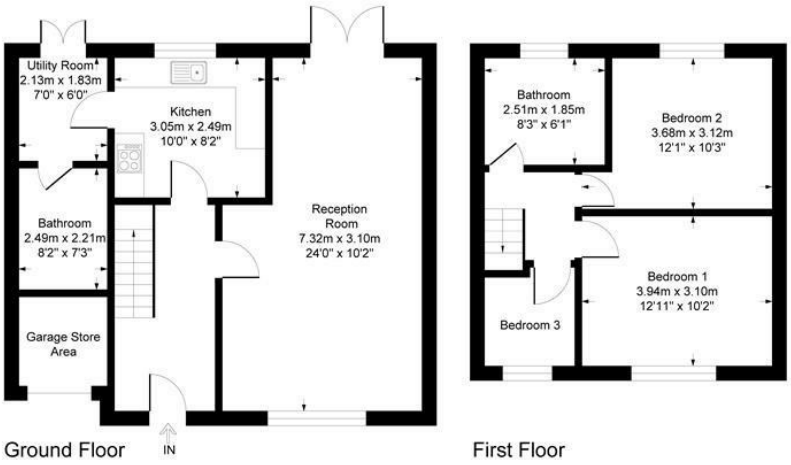
Externally, the property benefits from a substantial driveway providing off street parking for approximately five vehicles, together with side access and a garage offering excellent storage or workshop space.

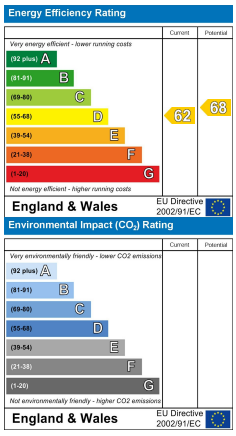
The south facing rear garden features a paved patio area leading onto a well kept lawn, providing an enjoyable outdoor space for relaxing, entertaining and family use.

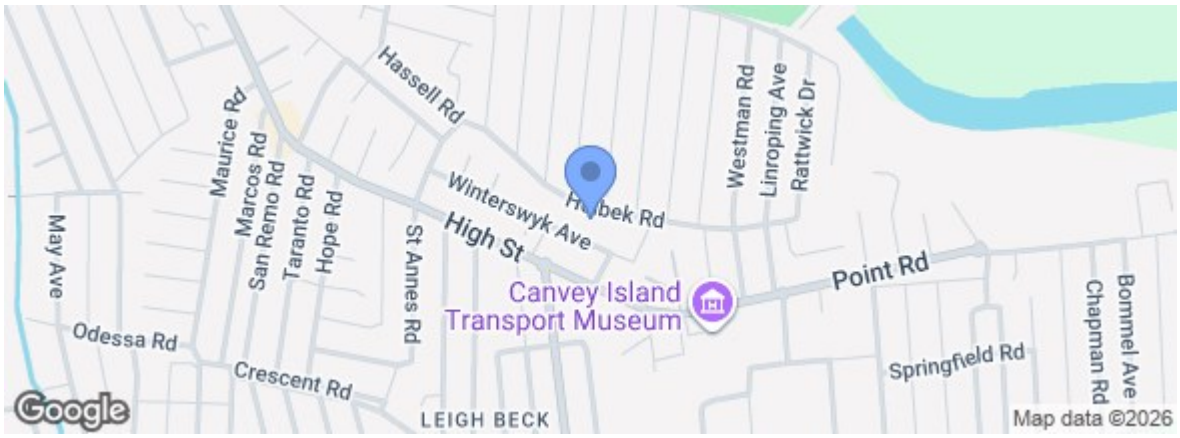
The property has been carefully looked after and is presented in a condition that allows buyers to move straight in, with any future decoration being entirely a matter of personal taste. The boiler is approximately four years old, and the owners already have onward plans in place.

54 Holbek Road

Approximate Gross Internal Floor Area = 94.0 sq m / 1012 sq ft







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