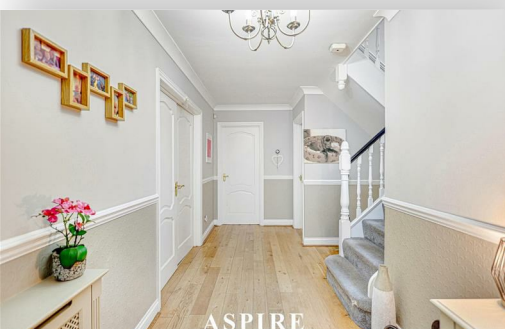


**To arrange a viewing contact us
today on 01268 777400**



Cumberland Avenue, Benfleet Guide price £725,000

Aspire Estate Agents are delighted to introduce this exceptional five bedroom detached residence with a fully self-contained one bedroom annex, situated in a highly sought-after South Benfleet location within easy reach of Benfleet Station, High Road schools and local amenities. This substantial and beautifully presented home offers generous and versatile accommodation, ideal for growing or multigenerational families.

The property opens into a spacious hallway with engineered oak flooring, leading to an impressive 21'8" lounge featuring a striking TV wall with Evonic fire and excellent natural light. The contemporary 19'10" kitchen is fitted with quartz worktops, integrated appliances and space for a range cooker and American style fridge/freezer, complemented by a separate utility room. To the rear, a versatile second reception room, currently arranged as a home gym, features French doors to the garden and could easily serve as a dining room, playroom or office.

Upstairs offers five well-proportioned bedrooms, including a principal bedroom with built-in storage and modern ensuite, alongside a stylish four-piece family bathroom with bath and separate shower.

A standout feature is the fully self-contained annex, benefiting from its own council tax band and complete independence. Accessed via bi-folding doors, it comprises an 18'8" open plan kitchen/lounge, double bedroom, shower room and private sauna, ideal for multigenerational living, guests or potential rental income.

Externally, the property boasts a large block paved driveway with ample off street parking and garage access, along with an approximately 70' rear garden with patio and low maintenance astro turf. Early viewing is highly recommended to appreciate the space, flexibility and prime location on offer.

Hallway

Lounge

21' 8" x 13' 5" (6.6m x 4.09m)

Kitchen

19' 10" x 10' (6.05m x 3.05m)

Utility Room

11' 3" x 6' (3.43m x 1.83m)

Dining Room / Gym

18' 8" x 9' 7" (5.69m x 2.92m)

Ground Floor W/C

Bedroom One

12' 9" x 11' 9" (3.89m x 3.58m)

Ensuite

9' 1" x 2' 5" (2.77m x 0.74m)

Bedroom Two

11' 6" x 9' 6" (3.51m x 2.9m)

Bedroom Three

11' 4" x 10' (3.45m x 3.05m)

Bedroom Four

12' 7" x 8' 7" (3.84m x 2.62m)

Bedroom Five / Study

8' 2" x 6' 2" (2.49m x 1.88m)

Family Bathroom

13' 5" x 5' 4" (4.09m x 1.63m)

Self Contained Annex

Lounge / Kitchen

18' 8" x 15' 7" (5.69m x 4.75m)

Sauna

5' 2" x 4' 9" (1.57m x 1.45m)

Bedroom

11' 6" x 9' 1" (3.51m x 2.77m)

Shower Room

11' 8" x 4' (3.56m x 1.22m)

Garage

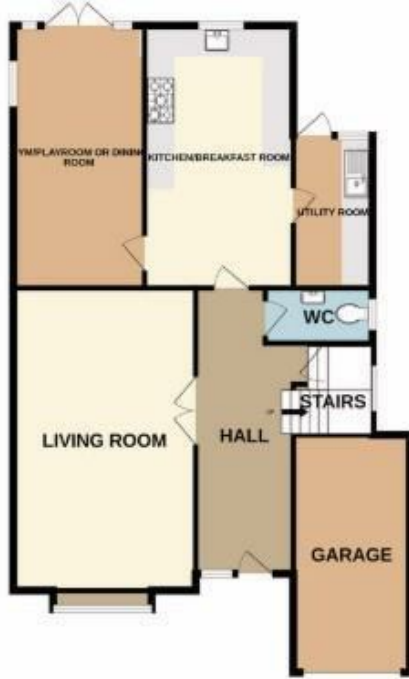
Garden (70')

GROUND FLOOR
1641 sq.ft. (152.4 sq.m.) approx.

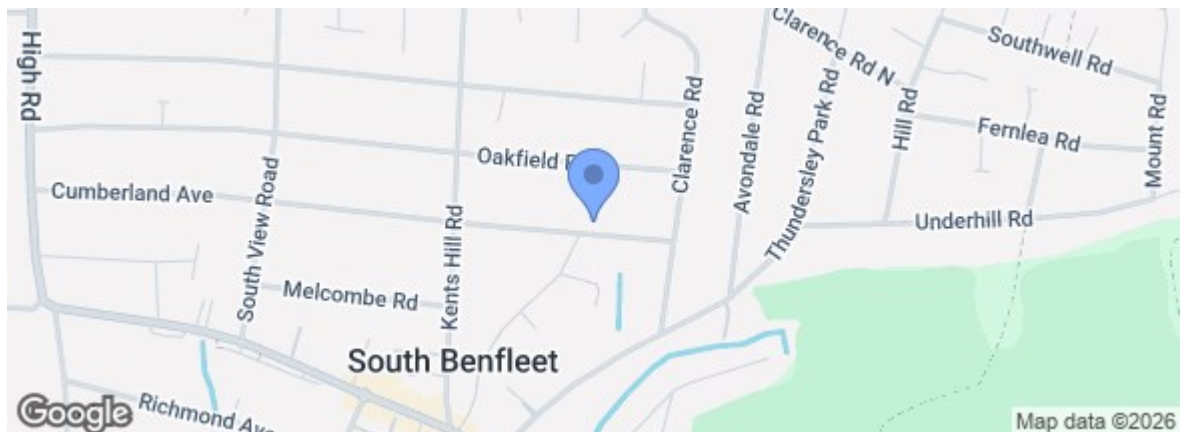


TOTAL FLOOR AREA : 2474 sq.ft. (229.9 sq.m.) approx.
Made with Metapix 02024

1ST FLOOR
834 sq.ft. (77.4 sq.m.) approx.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	73 82
(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	
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	
(1-20) 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.