

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



Manor Road, Benfleet Guide price £450,000

This exceptional family residence has been enhanced by a substantial double-storey rear extension, resulting in impressive and well-proportioned living spaces ideal for modern family life. Beautifully presented throughout, the property has been thoughtfully styled by the current owners to the highest standard. Highlights include a superb open-plan kitchen and family room, an inviting lounge featuring a striking media wall, and a contemporary four-piece family bathroom. Offering both style and practicality in equal measure, this home must be viewed to fully appreciate its outstanding features. Guide £450,000 to £475,000.

ENTRANCE HALLWAY

KITCHEN/DINER

20'3 x 17'7 (6.17m x 5.36m)

LOUNGE

15'1 x 10'6 (4.60m x 3.20m)

GROUND FLOOR W/C

LANDING

BEDROOM ONE

20'3 x 10'11 (6.17m x 3.33m)

BEDROOM TWO

11'5 x 10'11 (3.48m x 3.33m)

BEDROOM THREE

7'5 x 6'5 (2.26m x 1.96m)

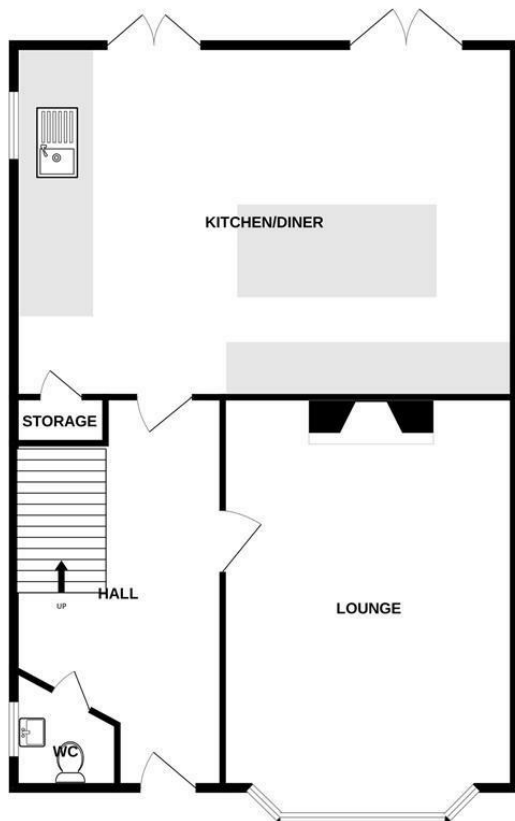
FAMILY BATHROOM

16'8 x 7'4 (5.08m x 2.24m)

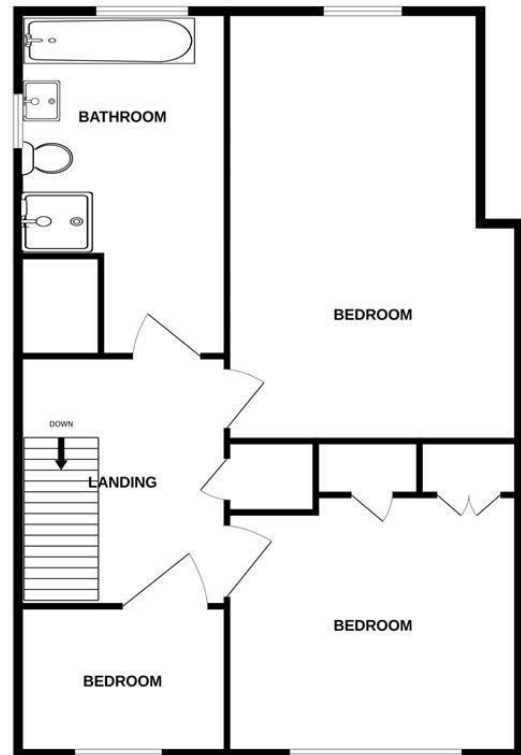
REAR GARDEN

DRIVEWAY

GROUND FLOOR

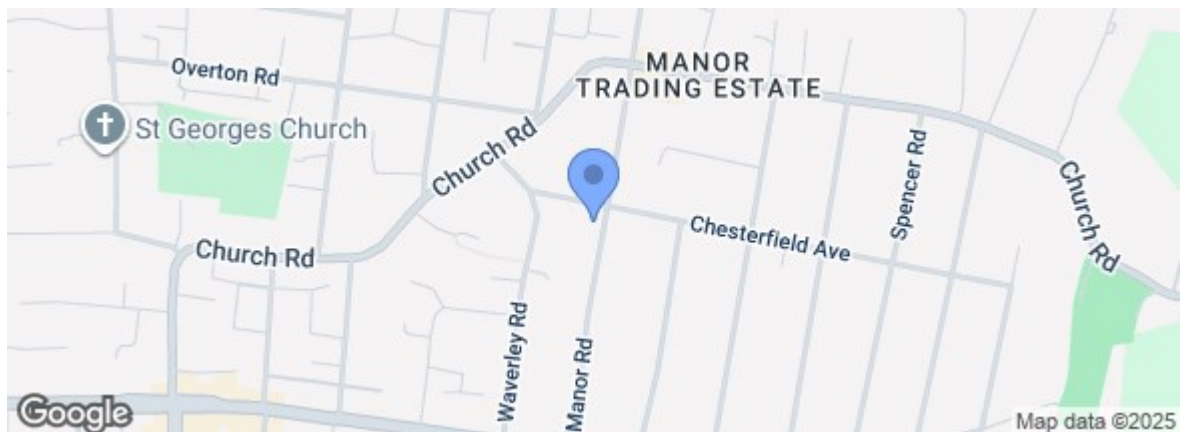


1ST FLOOR



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		
(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.