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## Hill Road, Benfleet Guide price £650,000

**\*\*GUIDE PRICE 650,000 - 675,000\*\***

This impressive four-bedroom detached residence, occupying an enviable elevated position in the highly sought-after area of South Benfleet. Boasting a balcony with stunning panoramic views across Boyce Hill Golf Course and beyond, this home offers both space and a truly picturesque setting.

Arranged over three floors, the property provides generous and versatile accommodation throughout. A standout feature is the spacious 24'2" kitchen/breakfast room, complemented by a bright and airy lounge/diner with a balcony area to the front.

Further enhancing the home is an integral garage and an additional substantial 27' basement-level room, offering excellent potential for another reception room, storage, a workshop, home gym or hobby space.

Externally, the mature West-facing rear garden provides a private and sunny outdoor retreat, perfect for relaxing or entertaining.

Conveniently positioned within a short drive of local schools, shops and Benfleet railway station, this substantial family home combines elevated views, flexible living space and a prime location.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

## **PORCH**

## **ENTRANCE HALL**

### **LOUNGE/DINER WITH BALCONY**

24'2" x 22'0" reducing to 12' (7.37m x 6.71m reducing to 3.66m)

### **KITCHEN/BREAKFAST ROOM**

24'2" x 12'1" reducing to 7'10" (7.37m x 3.68m reducing to 2.39m)

### **DOWNSTAIRS BATHROOM**

11'0" x 6'5" reducing to 4' (3.35m x 1.96m reducing to 1.22m)

## **FIRST FLOOR LANDING**

### **MASTER BEDROOM WITH EN-SUITE**

15' x 13' (4.57m x 3.96m)

### **BEDROOM TWO**

13' x 12'2" (3.96m x 3.71m)

### **BEDROOM THREE**

12'0" x 11'0" (3.66m x 3.35m)

### **BEDROOM FOUR**

11' x 9'5" (3.35m x 2.87m)

### **BASEMENT ROOM**

22' x 10'5" (6.71m x 3.18m)

### **GARAGE**

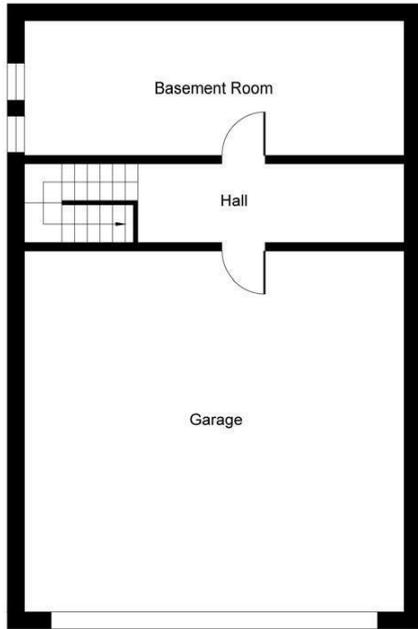
17'9" x 14'9" (5.41m x 4.50m )

## **DRIVEWAY**

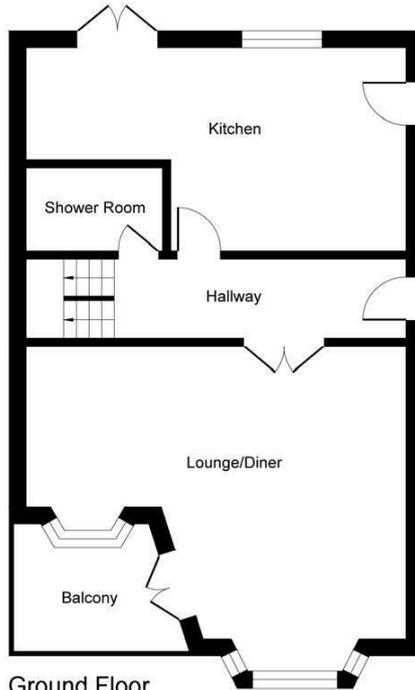
## **WEST FACING GARDEN**

50' (15.24m)

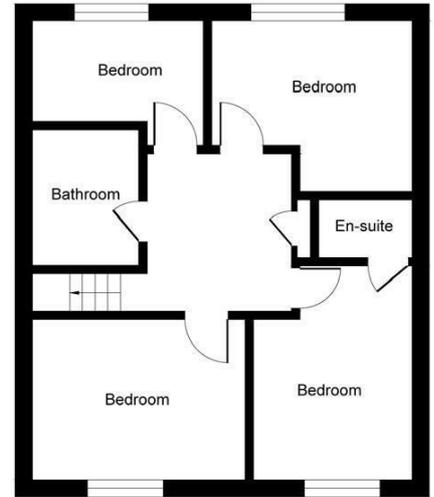
## Hill Road



Basement



Ground Floor



First Floor

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.