

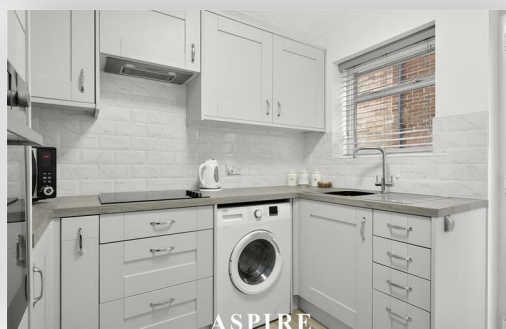
*To arrange a viewing contact us
today on 01268 777400*



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Stanley Road, Benfleet Asking price £400,000

Offered to the market with no onward chain, this three bedroom semi detached family home.

The property features a new fitted kitchen, two reception rooms, which provides valuable additional living space and creates a peaceful environment to enjoy views over the garden all year round and a new combi boiler.

Externally, the property benefits from a well-kept rear garden, ideal for relaxing and entertaining, along with ample off-street parking to the front of the property and a detached garage.

Located in a highly desirable residential area, this home offers a fantastic opportunity to secure a family home with no onward chain.

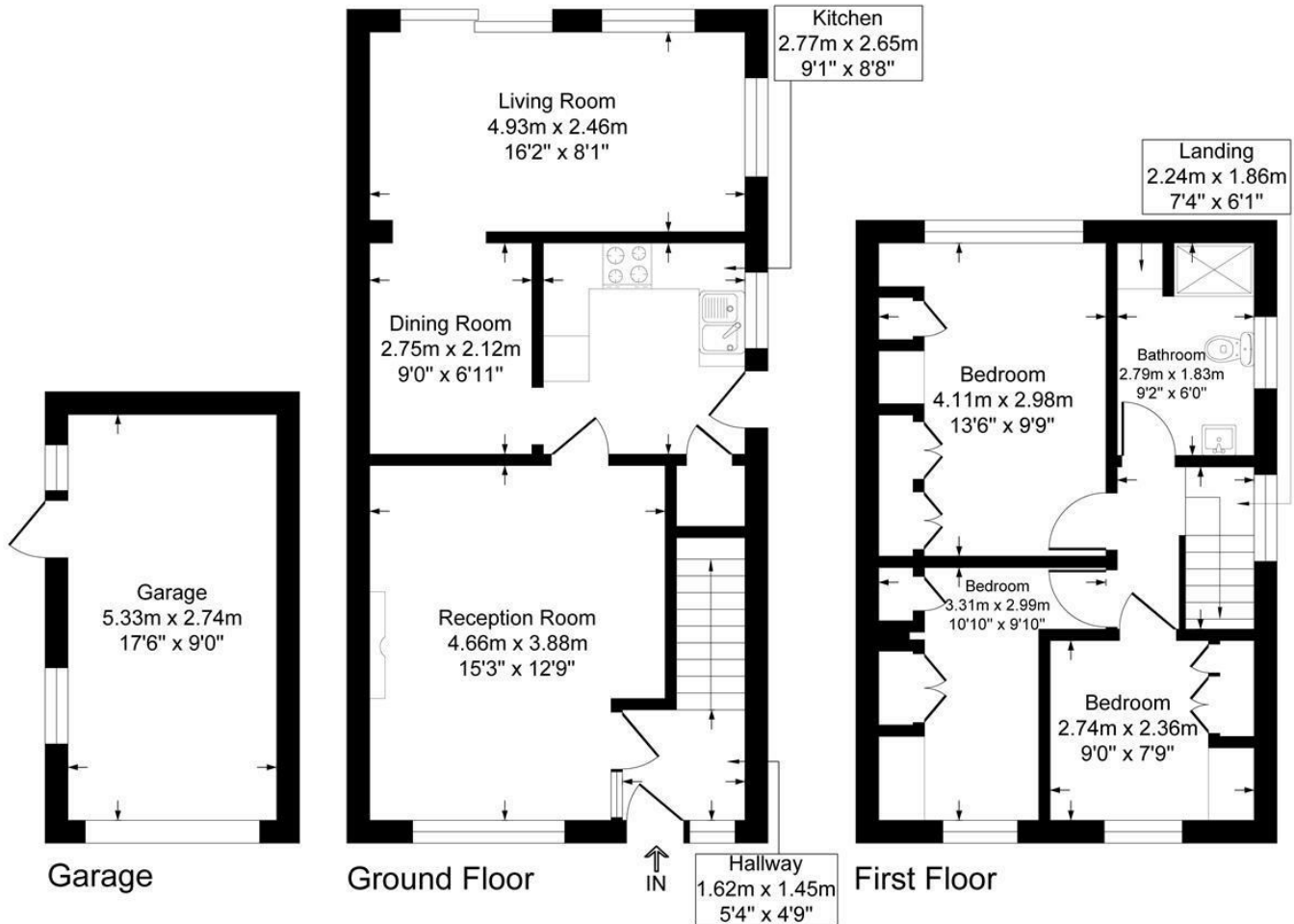
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Stanley Road

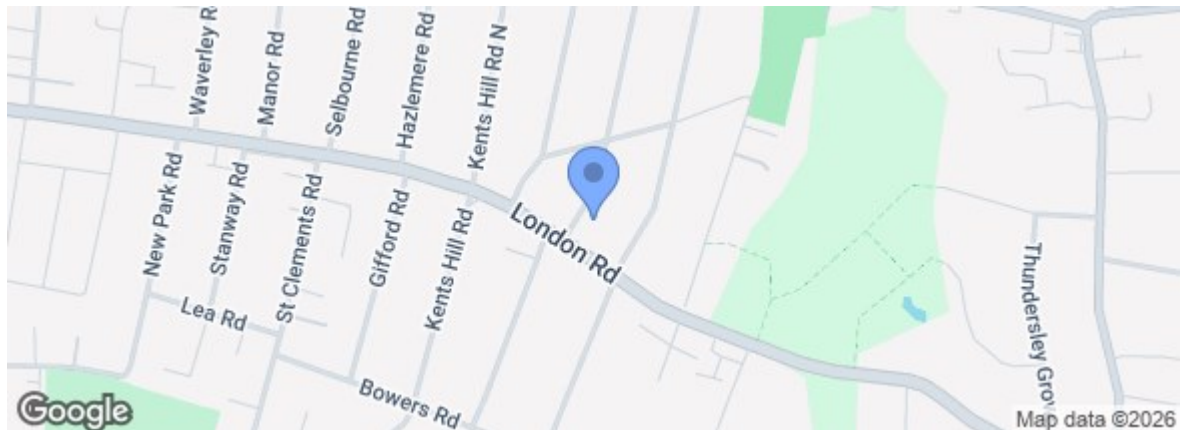
Approximate Gross Internal Floor Area = 88.3 sq m / 951 sq ft

Garage Area = 14.6 sq m / 157 sq ft

Total Area = 102.9 sq m / 1108 sq ft



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.