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Perry Road, Benfleet Guide price £425,000

PREVIOUSLY A FOUR BEDROOM HOUSE BUT OWNERS REMOVED WALL TO CREATE LARGER LANDING, CAN EASILY BE PUT BACK AND ADDITIONAL FLOOR PLAN TO SHOW.

A Stylish and Versatile Home in the Heart of South Benfleet

Set on a highly sought-after tree-lined road in South Benfleet, this exceptional family home offers both style and substance, with spacious interiors, versatile accommodation, and a location that places every convenience within easy reach. Just a short stroll from Benfleet High Road, you'll find a fantastic selection of restaurants, shops, supermarkets, and excellent transport links via Benfleet train station—perfect for both families and commuters.

Upon arrival, the welcoming front porch sets the tone for the home's warm and elegant character. Step inside to a light-filled living room, enhanced by a feature bay window, offering the perfect setting for both relaxing and entertaining. At the heart of the home, the contemporary kitchen provides direct access to the garden, garage, and additional ground floor spaces, making everyday living effortless.

The ground floor also features a flexible guest bedroom complete with an en-suite shower room, ideal for visiting family or providing a private retreat for multi-generational living. A practical storage area and internal access to the garage further elevate the convenience of this home.

Upstairs, two generously proportioned bedrooms await, both with ample fitted storage. The principal bedroom enjoys a charming bay window, while the second bedroom offers a versatile layout. A modern family bathroom and spacious landing complete the first floor.

Beyond the main house, a detached outbuilding offers endless potential as a home office, gym, studio, or entertainment space. The landscaped garden provides a wonderful backdrop for outdoor dining, barbecues, or simply enjoying the peaceful surroundings. Guide Price £425,000 to £435,000.

www.aspireestateagents.co.uk

Front Porch — 1.546m x 1.580m (5.07 ft x 5.18 ft)

Lounge — 7.337m x 3.356m (24.07 ft x 11.01 ft)

Kitchen — 2.800m x 3.145m (9.19 ft x 10.32 ft)

Bedroom 3 / Guest Room — 3.313m x 3.079m (10.87 ft x 10.10 ft)

En- Suite

Landing — 4.582m x 1.622m (15.03 ft x 5.32 ft)

Bedroom 1 — 4.428m x 2.886m (14.53 ft x 9.47 ft)

Bedroom 2 — 3.547m x 3.049m (11.64 ft x 10.00 ft)

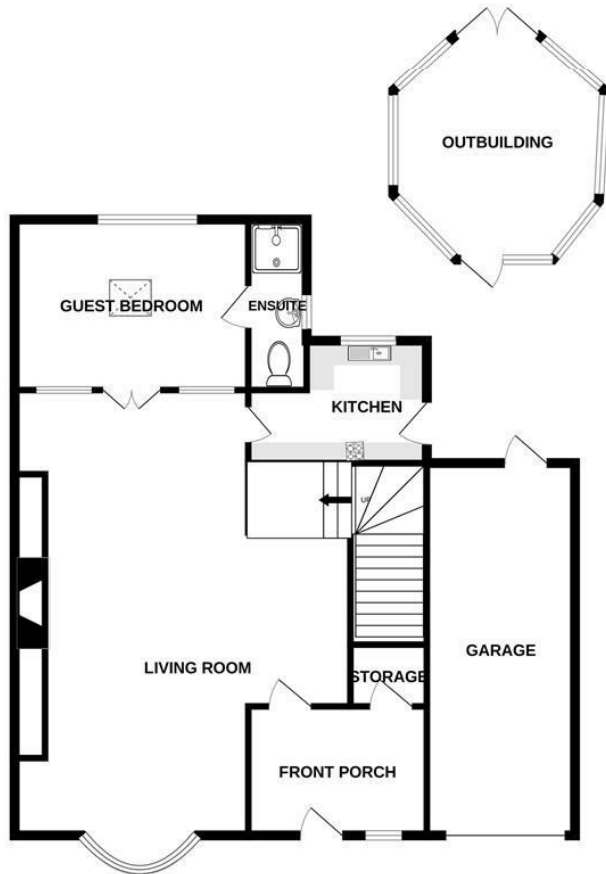
Family Bathroom

Approx 75ft Rear Garden

Outbuilding — 2.853m x 2.775m (9.36 ft x 9.10 ft)

Garage — 5.601m x 2.431m (18.38 ft x 7.98 ft)

GROUND FLOOR

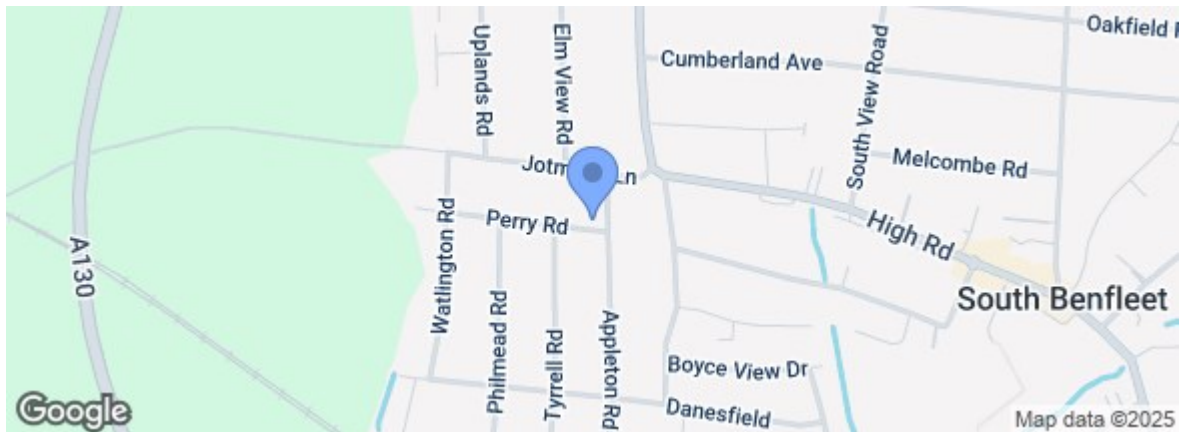


1ST FLOOR



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 | |



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