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## Woodside Avenue, Benfleet Guide price £335,000

**\*\*GUIDE PRICE 335,000 - 350,000\*\***

A well-presented three-bedroom semi detached family home ideally located within walking distance of local schools and bus routes, offering excellent convenience for families and commuters alike.

The property features a bright and spacious living area, kitchen with ample storage, and a dining space ideal for everyday family life. Upstairs offers three well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from a detached garage, providing secure parking or additional storage, along with low-maintenance outdoor space perfect for relaxing or entertaining.

Situated in a popular residential area of Benfleet, the property is close to well-regarded schools, local amenities, and transport links.

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

## **PORCH**

## **LOUNGE**

18'2" x 16'2" (5.56 x 4.93)

## **KITCHEN**

9'10" x 9'0" (3.00 x 2.76)

## **DINNING ROOM**

9'10" x 9'3" (3.00 x 2.82)

## **LANDING**

11'6" x 5'10" (3.51 x 1.78)

## **MASTER BEDROOM**

12'7" x 10'11" (3.84 x 3.33)

## **BEDROOM TWO**

12'6" x 12'3" (3.82 x 3.75)

## **BEDROOM THREE**

8'0" x 7'6" (2.45 x 2.30)

## **BATHROOM**

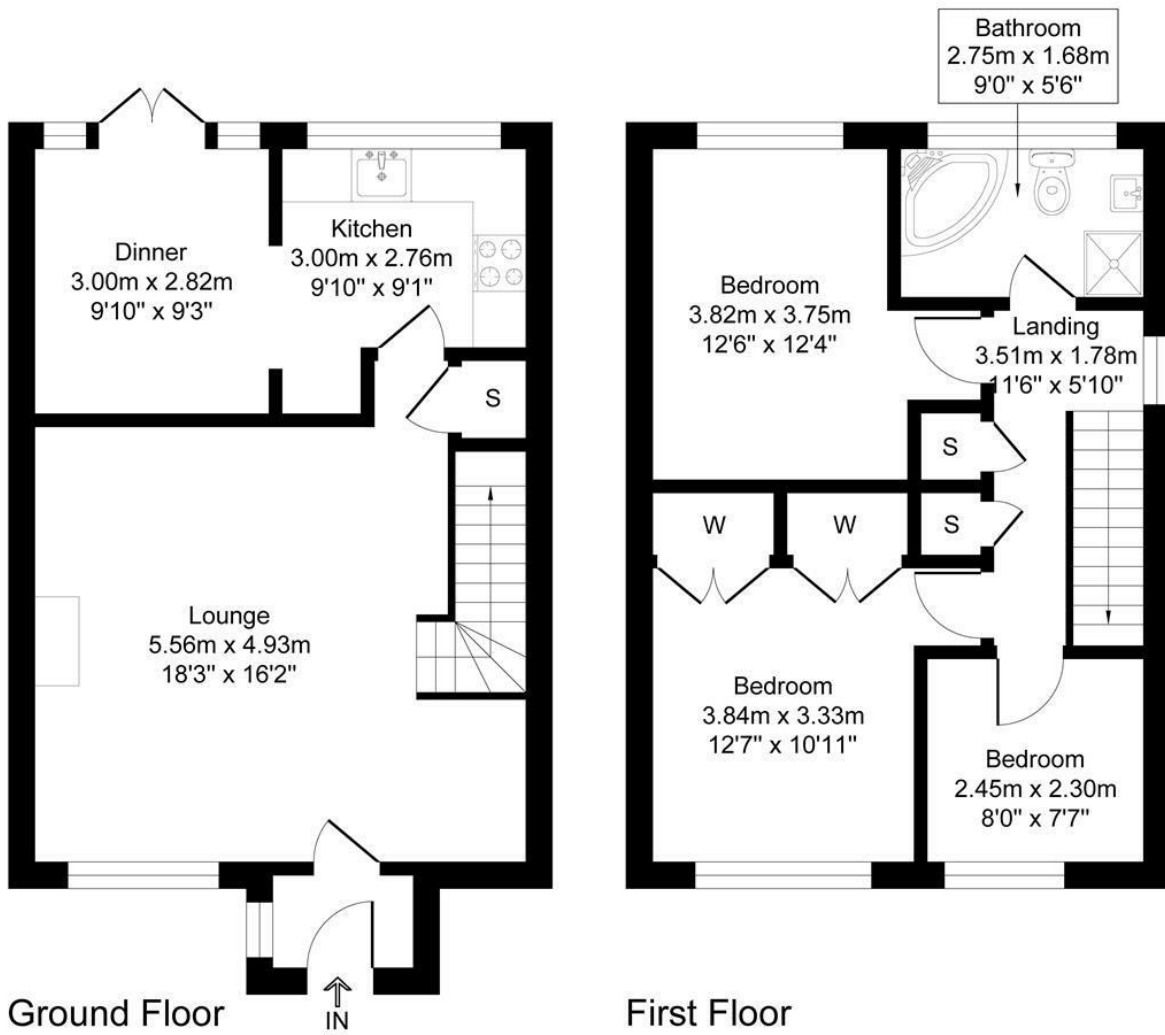
9'0" x 5'6" (2.75 x 1.68)

## **GARDEN**

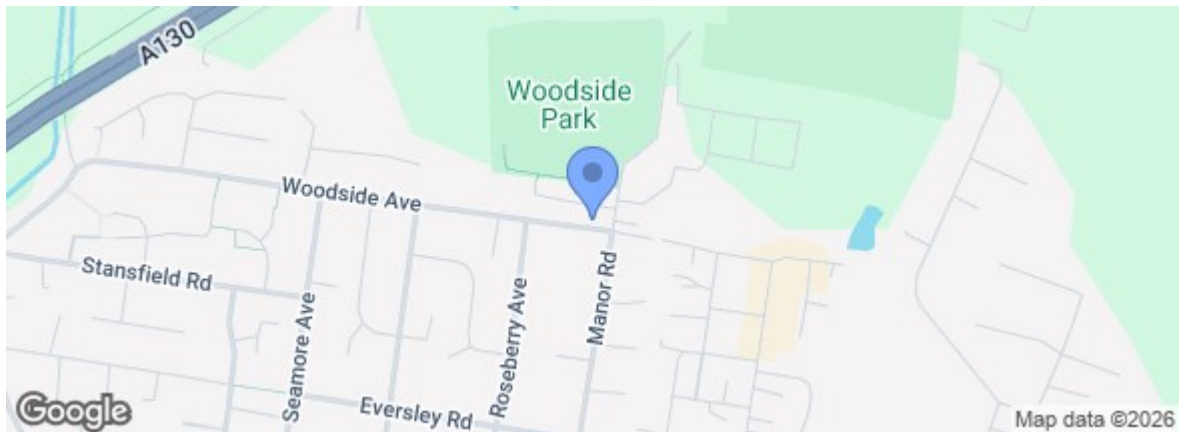
## **SINGLE DETACHED GARAGE**

# 12 Woodside Avenue

Approximate Gross Internal Floor Area = 91.7 sq m / 988 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 <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	



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