

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



ASPIRE

ASPIRE



## Station Road, Benfleet Guide price £385,000

- 2–3 minutes' walk to Benfleet Station (c2c) with direct trains to London Fenchurch Street
- Off-street parking for two cars on a paved driveway
- South-facing rear garden ready for outdoor living
- Generous kitchen/diner forming a sociable first-floor hub
- Close to High Road amenities and a short drive to well-regarded local schools
- Elevated upstairs views across the Estuary and Benfleet Downs
- Garage with internal access from the hallway (ideal for bikes/storage)
- Bright first-floor living room with Juliet balcony
- Ground-floor utility room plus a downstairs WC
- Great opportunity in a prime commuter location (Freehold)

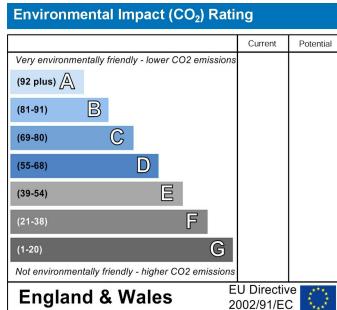
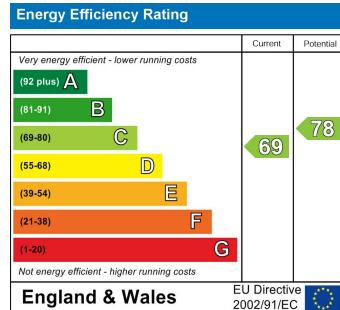
Aspire Estate Agents are delighted to introduce this prime Benfleet home, just a couple of minutes' walk from Benfleet Station on the c2c line with direct links to London Fenchurch Street—an exceptional spot for commuters and city access. It's also close to High Road amenities and a short drive to well-regarded local schools.

To the front, a paved driveway provides off-street parking for two vehicles and access to the garage, with the added benefit of internal access from the hallway—ideal for bikes, storage or a future workshop.

Inside, the ground floor offers a practical porch and hall, a separate utility room, and a convenient downstairs WC. The first floor forms the social hub with a bright living room opening to a Juliet balcony and a generous kitchen/diner that's ready to style to your taste.

The top floor hosts three well-proportioned bedrooms and a family bathroom. From upstairs, enjoy elevated outlooks across the Estuary and Benfleet Downs—an inspiring backdrop that sets this home apart.

Outside, the south-facing garden captures the sun and offers a great canvas for outdoor living.



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.