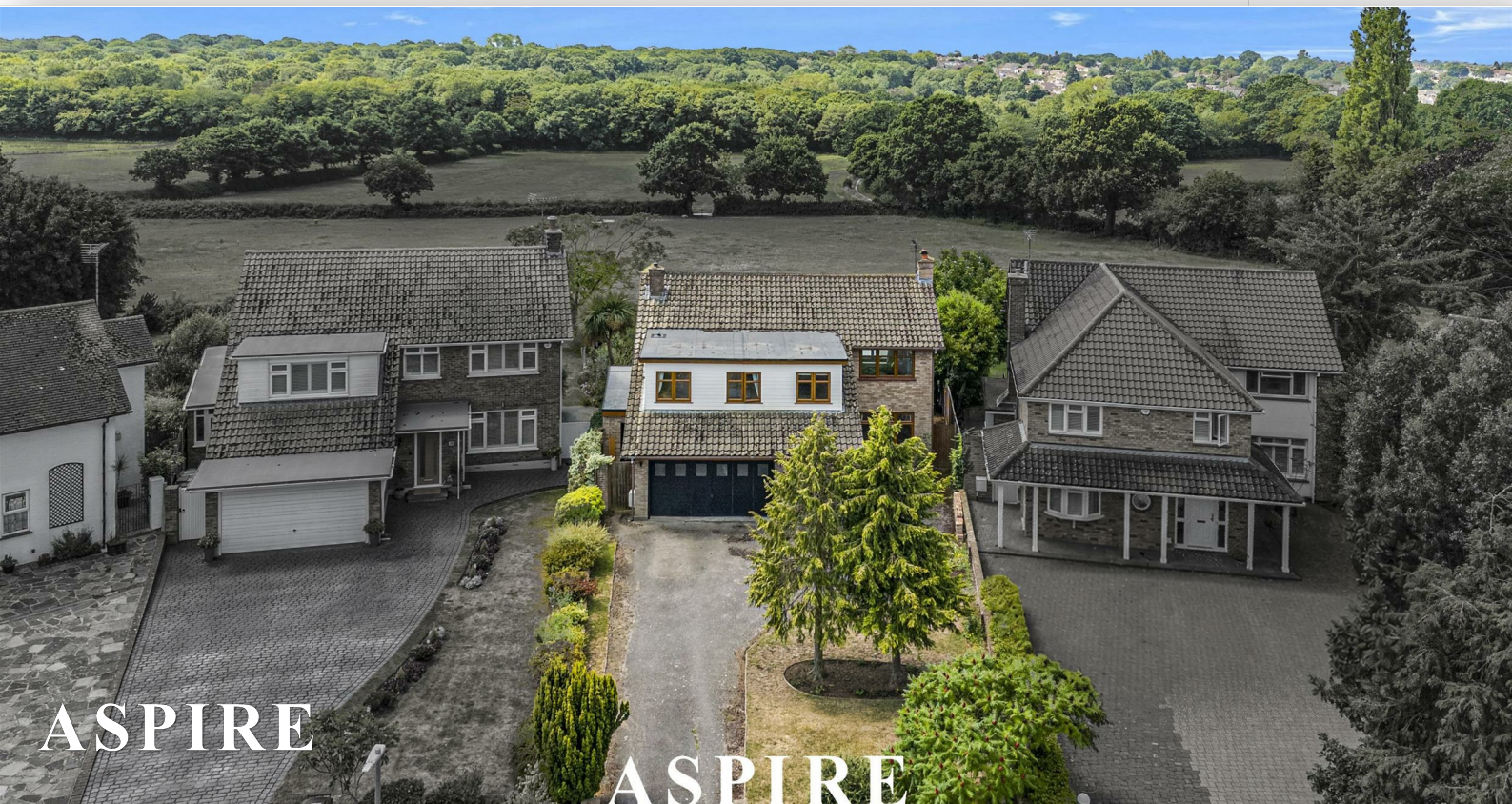


**To arrange a viewing contact us  
today on 01268 777400**



## **Haresland Close, Benfleet Guide price £825,000**

**\*\*GUIDE PRICE 825,000 - 850,000\*\***

Substantial detached family home, tucked away within the highly sought-after Haresland Close.

Offering approximately 2,000 sq. ft. of accommodation, this impressive property combines generous living space, character features and excellent future potential.

The home currently provides three spacious double bedrooms and three versatile reception rooms, creating plenty of space for family living, entertaining or working from home. A well-equipped fitted kitchen is complemented by a separate utility room, while the flexible layout offers exciting scope to create a fourth bedroom, a larger open-plan kitchen and dining area or a separate formal dining room, subject to the relevant permissions.

Outside, the substantial rear garden enjoys attractive views across neighbouring fields, providing a peaceful and private setting for relaxing, entertaining and family gatherings.

To the front, a generous driveway provides off-street parking for at least four vehicles, alongside the integral garage, offering further parking, storage or conversion potential, subject to consent.

Ideally positioned within the catchment area for Hadleigh Infant and Junior school, King John, Southend High and Westcliff High, the property is perfectly suited to families seeking generous accommodation in one of Benfleet's most desirable residential locations.

Combining space, privacy, versatility and excellent potential, this exceptional home presents a rare opportunity to create a long-term family residence in a prestigious setting.

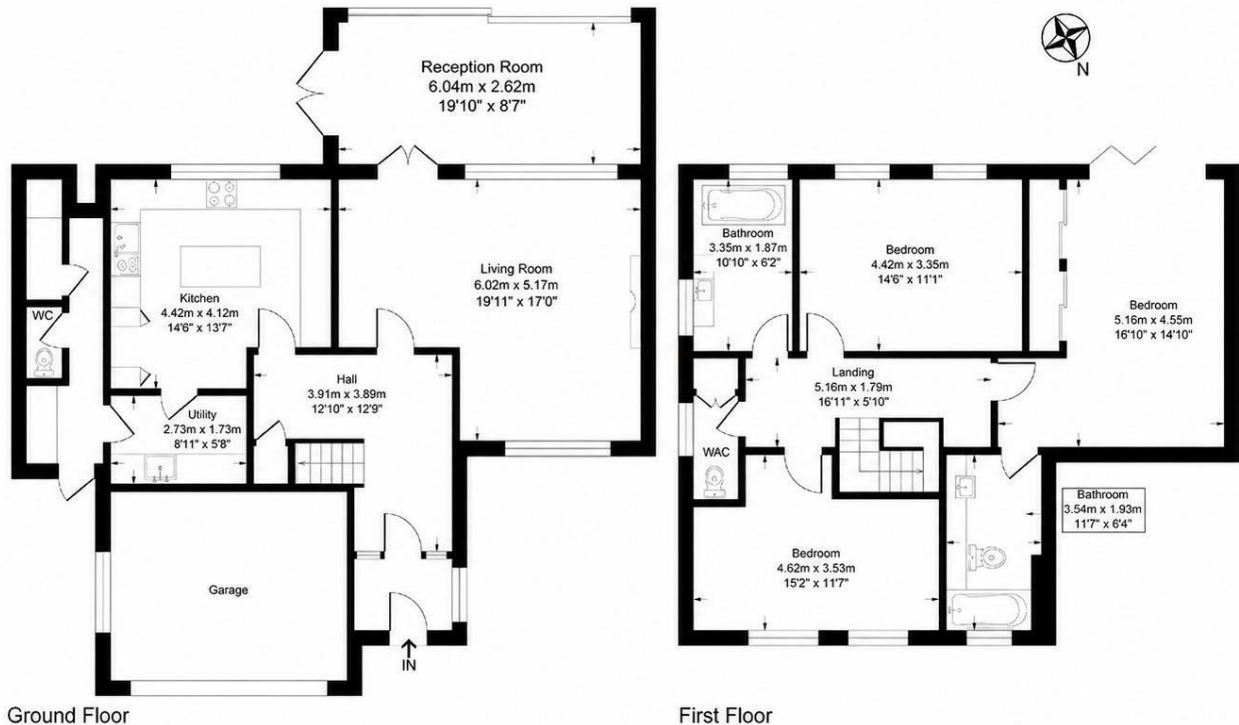
[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)



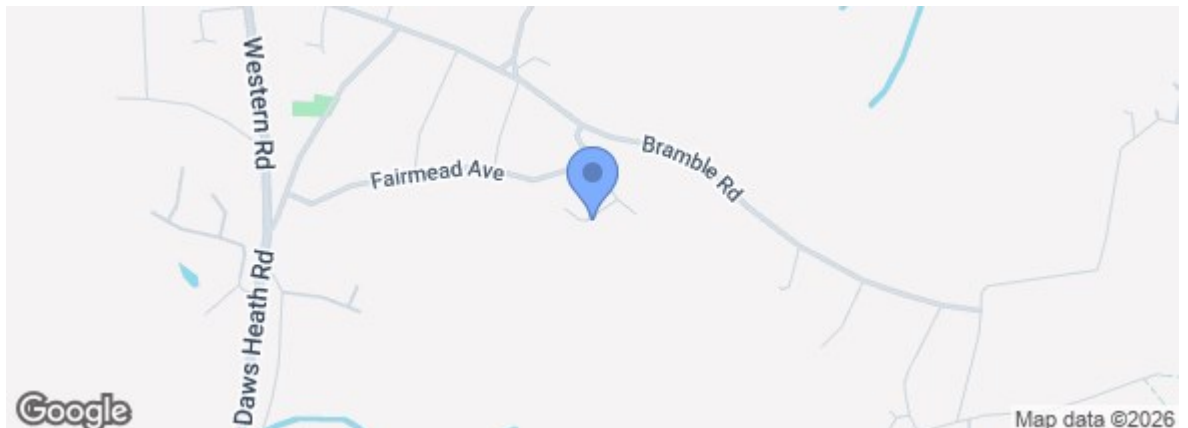


# Haresland Close

Approximate Gross Internal Floor Area = 175.4 sq m / 1889 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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