

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



## Woodside Avenue, Benfleet Guide price £415,000

GUIDE PRICE £415,000 - £425,000 - STUNNING FAMILY HOME... Aspire Estate Agents are delighted to bring to the market this wonderfully presented THREE bedroom family home situated within a prime location in South Benfleet. The property has been refurbished to a lovely standard by the current owners. Benefits include a large Lounge/diner, separate kitchen, south facing rear garden, Three good sized bedrooms and a large driveway for several cars. Please call on 01268 777400 to book your viewing!

## **ENTRANCE**

Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Opening to LOUNGE. Doors to:

## **WC**

Obscure double glazed window to side. Two piece suite comprising low level w/c and hand wash basin with storage under. Radiator.

## **LOUNGE/DINER**

24'1 x 11'6 (7.34m x 3.51m)

Double glazed window to front. Double glazed sliding patio doors overlooking and providing access to REAR GARDEN. Two radiators.

## **KITCHEN**

10'6 x 8'1 (3.20m x 2.46m)

Double glazed window to rear. Range of base and eye level units. Roll edged working surfaces. Inset stainless steel sink drainer. Space for cooker. Space for fridge/freezer. Space and plumbing for washing machine. Tiled splash backs. Radiator. Door to side providing access to REAR GARDEN.

## **LANDING**

Double glazed window to side. Loft access. Radiator. Doors to:

## **BEDROOM ONE**

12'1 x 10'9 (3.68m x 3.28m)

Double glazed window to rear. Radiator, Fully carpeted

## **BEDROOM 2**

11'4 x 9'8 (3.45m x 2.95m)

Double glazed window to front. Radiator. Fully carpeted

## **BEDROOM 3**

8'8 x 7'2 (2.64m x 2.18m)

Double glazed window to rear. Radiator.

## **BATHROOM**

Obscure double glazed window to front. Three piece suite comprising low level w/c, pedestal mounted wash hand basin and bath tub with mixer shower. Part tiled walls. Shaver point. Extractor fan. Airing cupboard.

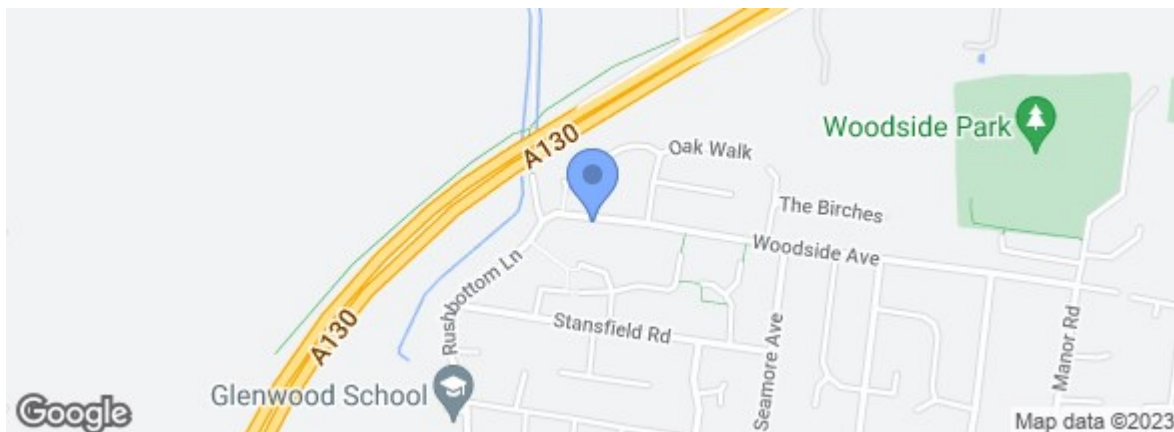
## **FRONTAGE**

To the FRONT of the property, an extensive driveway provides off street parking for several cars.

## **REAR GARDEN**

South backing and measures approx. 46'. Commencing with paved patio leading to lawn. Shrub borders. Access to GARAGE with up and over door.

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
| <b>England &amp; Wales</b> 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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> 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.