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today on 01268 777400**



Badger Hall Avenue, Benfleet Offers over £450,000

Perfectly positioned in the highly sought-after area of Thundersley, this charming and spacious family home offers an exceptional blend of comfort, versatility, and convenience. Ideally located within the catchment area for the King John School, the Outstanding Westwood Academy, and SEEVIC College, the property also benefits from excellent transport connections. The A13 is easily accessible, while Benfleet Mainline Station is just a five-minute drive away, offering direct services into London Fenchurch Street. Local shops, everyday amenities, and beautiful green spaces including Hadleigh Park, Castle Grounds, and surrounding woodland are all close by.

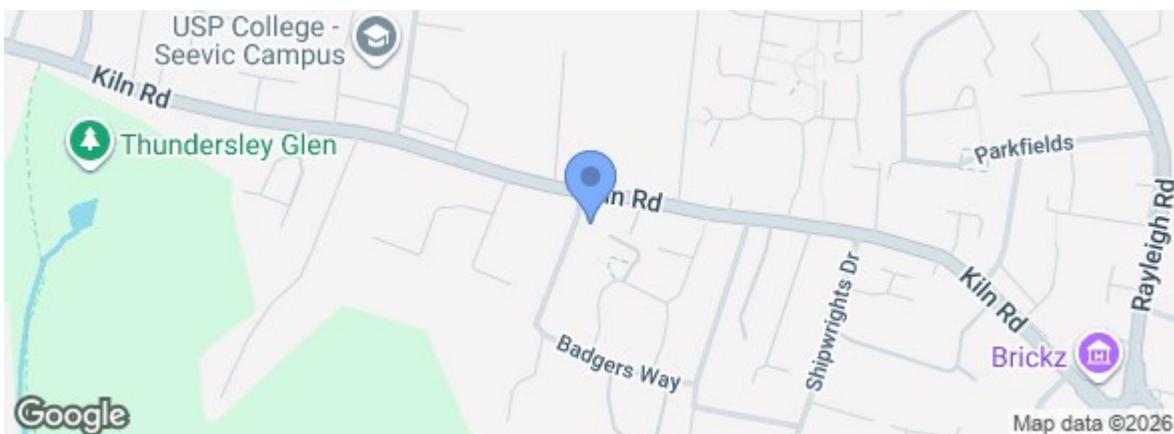
Internally, the home is bright, welcoming, and thoughtfully laid out. The ground floor features an impressive 28ft through lounge providing generous living and dining space, a fitted kitchen, and an extended utility area to the rear. Upstairs, there are three well-proportioned bedrooms and a family bathroom, while the converted loft room offers a fantastic additional space, currently used as a spacious double guest bedroom—ideal as a fourth bedroom, home office, or hobby room.

Externally, the property continues to impress with a beautifully maintained, private, and unoverlooked rear garden extending approximately 85ft, perfect for family life and outdoor entertaining. To the front, a large driveway provides off-street parking for four to five vehicles and adds to the home's attractive kerb appeal. Offering excellent scope for side and/or rear extension (STPP), this delightful property presents an exciting opportunity for future enhancement.

A truly special home, perfectly suited to a growing family searching for their forever home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			78
(39-54) E			
(21-38) F			47
(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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