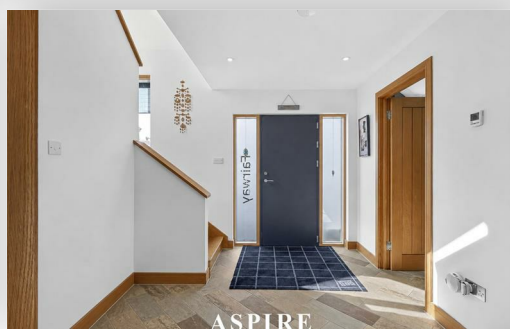
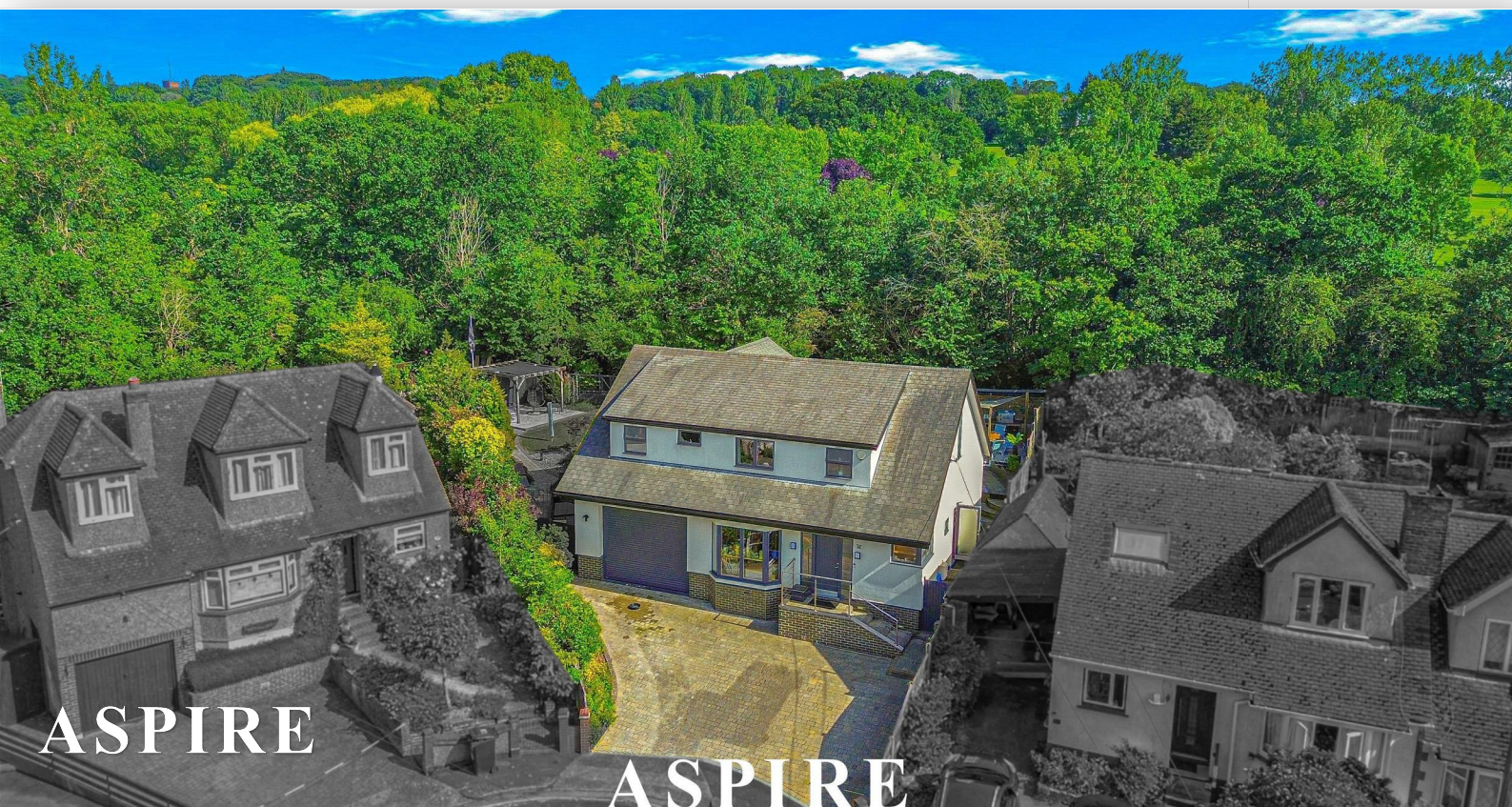


**To arrange a viewing contact us
today on 01268 777400**



Grove Road, Benfleet Guide price £800,000

Tucked away in a peaceful cul-de-sac in one of South Benfleet's most sought-after locations, this exceptional detached family residence offers a rare combination of contemporary design, generous living accommodation and a stunning private plot backing onto mature woodland. Guide Price £800,000 to £850,000.

Designed to maximise natural light throughout, the property immediately impresses with its striking architectural features, including a spectacular first-floor balcony overlooking the beautifully landscaped rear gardens. Every room has been thoughtfully designed to create a seamless blend of luxury and practicality, making this a truly outstanding family home.

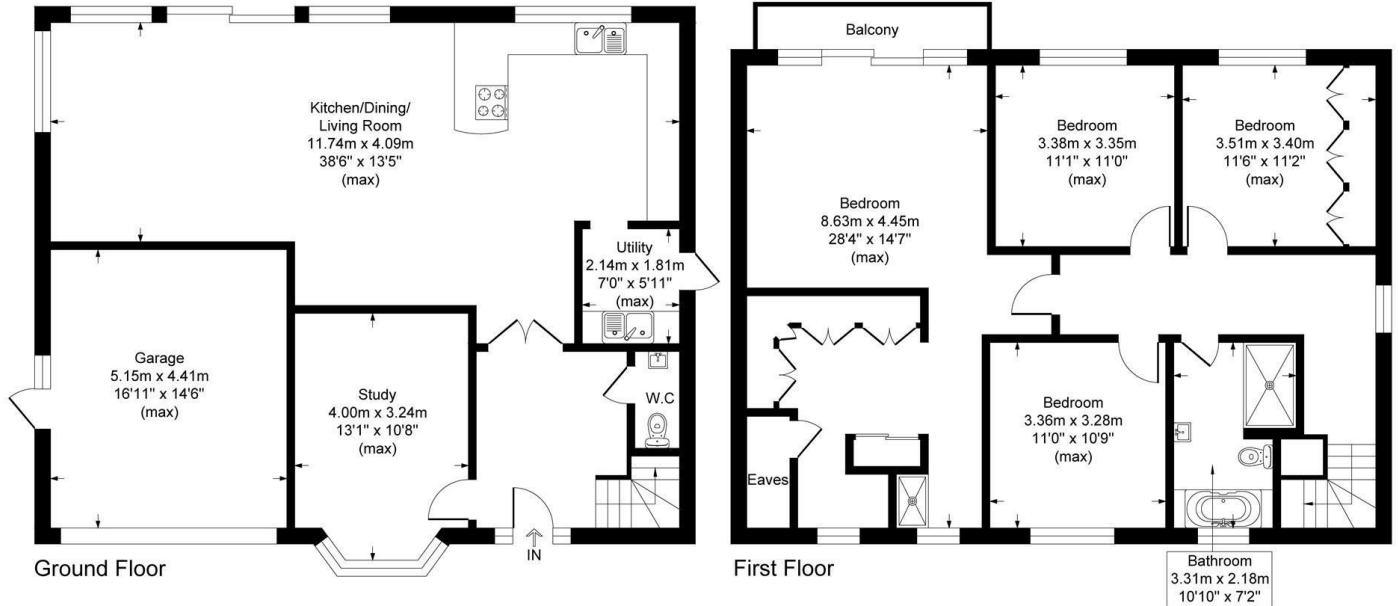
The rear garden is undoubtedly one of the property's standout features. Occupying a generous plot, it has been professionally landscaped to provide multiple seating areas, manicured lawns, mature planting and an impressive outdoor entertainment area complete with a covered barbecue kitchen and dining terrace. Whether hosting family gatherings or simply relaxing in complete privacy, this garden offers an exceptional lifestyle rarely found so close to local amenities.

Positioned within easy reach of Benfleet Railway Station, the property is ideal for commuters travelling into London, while highly regarded local schools, shops, cafés and restaurants are all conveniently nearby. Excellent road links and recreational facilities further enhance this highly desirable location.

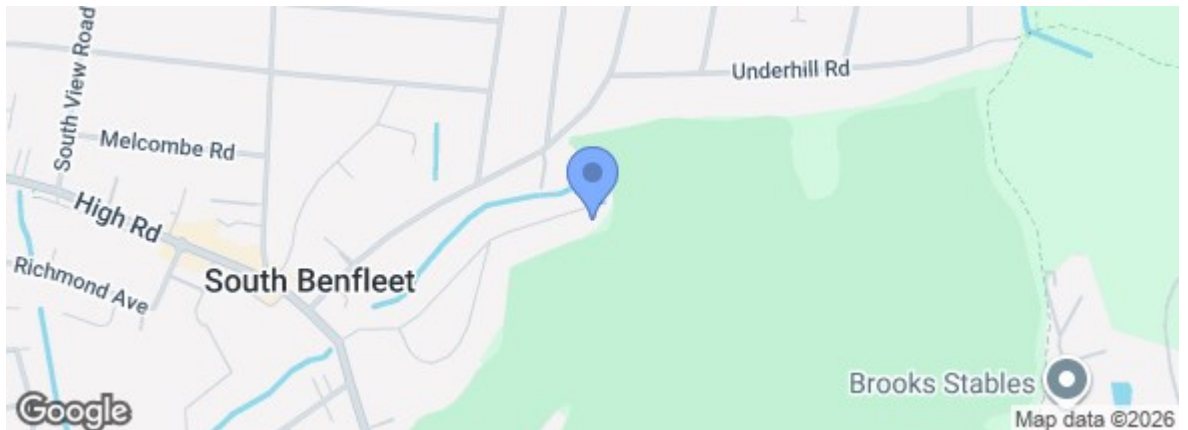
Homes of this calibre, combining modern architecture, generous accommodation, exceptional outdoor space and such a convenient South Benfleet setting, rarely become available. An internal viewing is essential to fully appreciate everything this outstanding home has to offer.

Grove Road

Approximate Gross Internal Floor Area = 210.9 sq m / 2271 sq ft
(Including Garage)



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 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	



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.