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Danesfield, Benfleet Guide price £425,000

GUIDE PRICE £425,000-£450,000 NO-ONWARD-CHAIN

Aspire Estate Agents are delighted to introduce this beautifully presented four-bedroom semi-detached family home, located in the highly sought-after Danesfield area of Benfleet. Ideally positioned within close proximity to Benfleet mainline station with direct links into London, the property is also conveniently located near highly regarded schools, local amenities and excellent road links, making it perfectly suited for families and commuters alike.

The home has been thoughtfully improved and extended by the current owners, including a recent extension completed in 2022, creating spacious and versatile accommodation throughout. The bright and welcoming living room benefits from air conditioning and a large skylight, allowing natural light to flood the space, while the impressive 19ft kitchen/dining area forms the heart of the home, ideal for modern family living and entertaining. This space is further enhanced by full-width bi-fold doors which open directly onto the rear garden, seamlessly blending indoor and outdoor living.

The property offers four well-proportioned bedrooms, two of which benefit from modern en-suite shower rooms, including the master bedroom and office/bedroom, alongside a contemporary family bathroom. Externally, the property boasts a beautifully landscaped rear garden featuring a large porcelain patio, composite decking and lawn, creating the perfect setting for alfresco dining and outdoor entertaining. Further benefits include Nest smart heating, updated electrics within the last 10 years, outdoor WiFi-connected sockets, driveway parking for up to four vehicles and an electric vehicle charging point, along with potential for further first floor extension (STPP).

Combining generous living space, modern upgrades and a highly convenient location, this fantastic home offers a wonderful opportunity to acquire a stylish and well-connected family property in one of Benfleet's most desirable locations.

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Room Measurements

Ground Floor

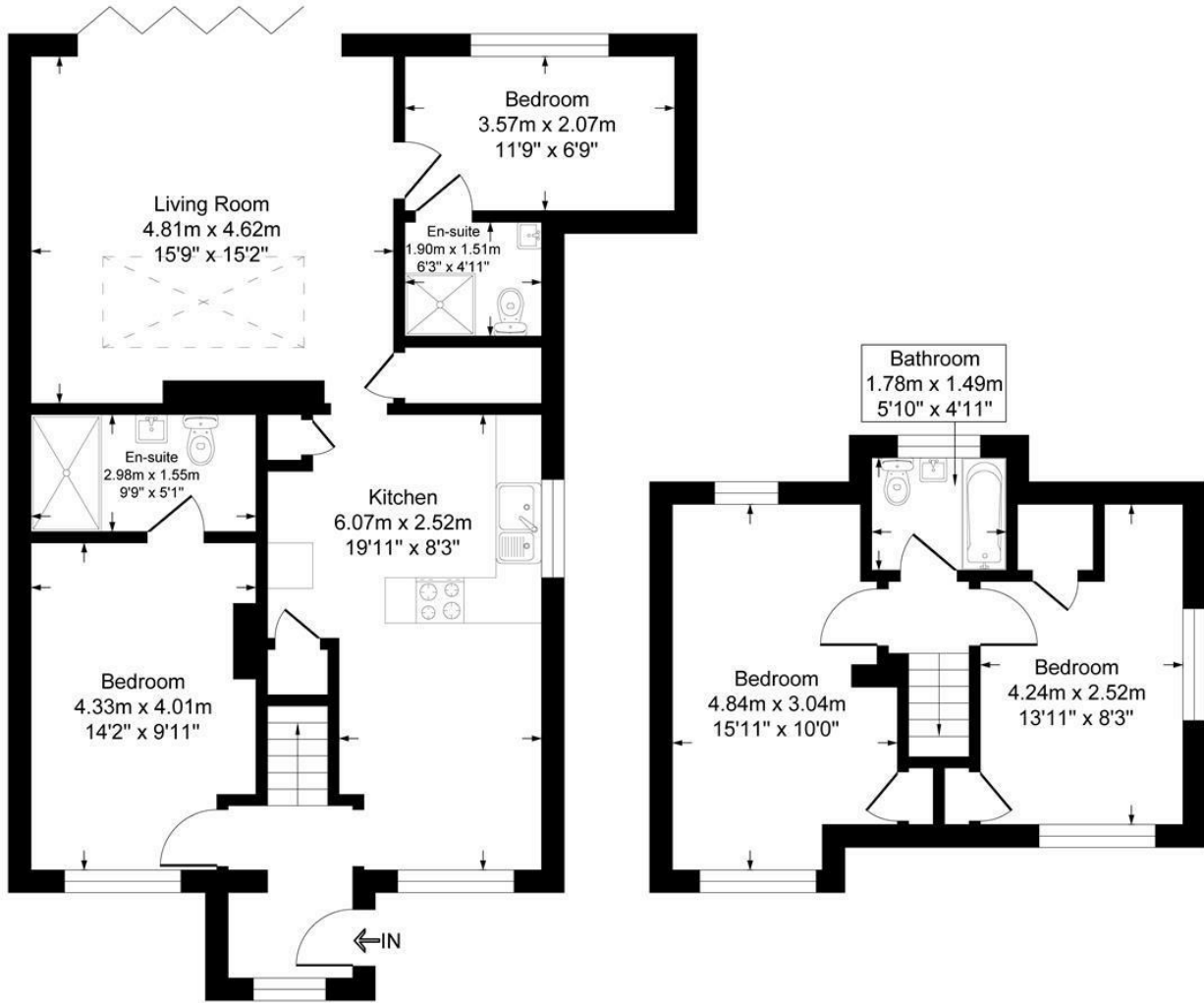
- Living Room – 4.81m x 4.62m (15'9" x 15'2")
- Kitchen / Dining Room – 6.07m x 2.52m (19'11" x 8'3")
- Bedroom / Office – 3.57m x 2.07m (11'9" x 6'9")
- En-Suite – 1.90m x 1.51m (6'3" x 4'11")
- Bedroom – 4.33m x 4.01m (14'2" x 9'11")
- En-Suite – 2.98m x 1.55m (9'9" x 5'1")

First Floor

- Bedroom – 4.84m x 3.04m (15'11" x 10'0")
- Bedroom – 4.24m x 2.52m (13'11" x 8'3")
- Bathroom – 1.78m x 1.49m (5'10" x 4'11")

Danesfield

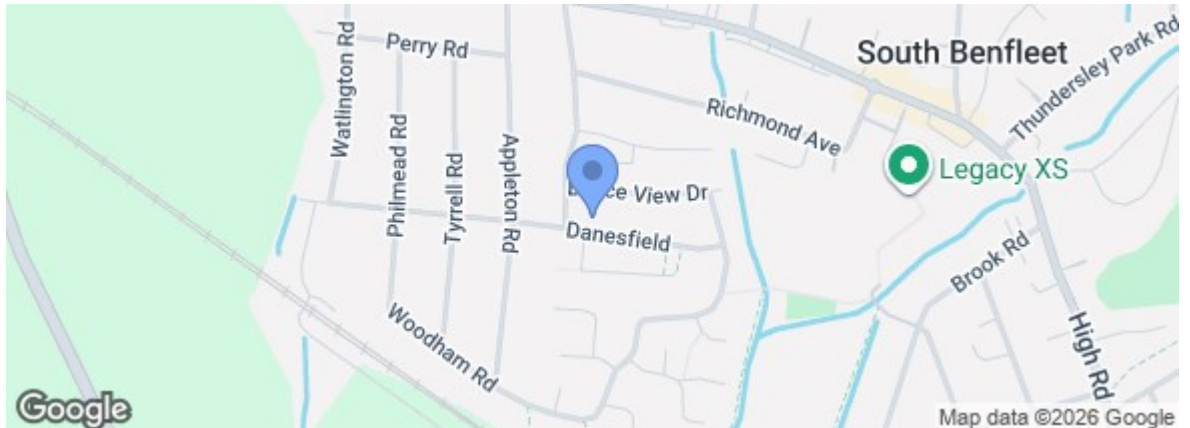
Approximate Gross Internal Floor Area = 109.9 sq m / 1184 sq ft



Ground Floor

First Floor

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	32	
(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.