

To arrange a viewing contact us  
today on 01268 777400



## Deerhurst Close, Benfleet Offers over £575,000

Aspire Estate Agents are delighted to present this spacious and cleverly extended four-bedroom detached family home, positioned in a sought-after cul-de-sac close to Thundersley Common and Rayleigh Weir. Offered with no onward chain, this property provides an excellent opportunity to create a long-term family home.

Set on a generous wedge-shaped plot, the property offers a well-designed layout with further potential to extend (STPP). The accommodation begins with a welcoming entrance hallway leading into a bright dual-aspect lounge/diner, featuring lead-light windows, a brick-built fireplace, and ample space for entertaining. The adjoining kitchen/breakfast room offers plentiful storage, a recently installed boiler (2022), and access to a utility area and integral garage. A ground floor WC and an impressive 21'10" conservatory (new flat roof 2021) complete the ground floor, with French doors opening onto the garden.

Upstairs, a split staircase leads to four well-proportioned bedrooms, with the principal bedroom featuring lead-light windows and others enjoying a pleasant rear outlook. A modern family bathroom with newly installed shower (2024) serves the first floor.

The south-facing rear garden extends to approximately 110ft and features a patio, lawn, mature trees, pergola, and shed—ideal for entertaining. To the front, a private driveway provides parking for multiple vehicles, alongside an integral garage.

Conveniently located close to amenities, transport links, and well-regarded schools, this is a fantastic opportunity not to be missed. Viewing highly recommended.

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

Entrance Hallway: 14ft x 6ft 6in (4.26m x 1.97m)

Open Plan Lounge/Diner: 25ft 8in x 11ft 6in (reducing to 9ft 8in) (7.8m x 3.52m)

Kitchen/Breakfast Room: 17ft 5in x 11ft 6in (5.12m x 3.15m)

Conservatory: 21ft 10in x 10ft 6in (6.65m x 3.15m)

Bedroom One: 14ft 7in x 10ft 10in (4.44m x 3.30m)

Bedroom Two: 11ft 8in x 10ft 11in (3.55m x 3.32m)

Bedroom Three: 12ft 10in (plus wardrobes) x 10ft (3.91m x 3.04m)

Bedroom Four: 7ft 5in x 8ft 9in (2.26m x 2.66m)

Rear Garden: Approximately 110ft in length.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A (92-100)		A (10-15)	
B (81-91)		B (16-20)	
C (69-80)		C (21-25)	
D (55-68)		D (26-30)	
E (39-54)		E (31-35)	
F (21-38)		F (36-40)	
G (1-20)		G (41-45)	
	84		
	60		
England & Wales		England & Wales	



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.