

To arrange a viewing contact us  
today on 01268 777400



## Woodham Park Drive, Benfleet Offers in excess of £450,000

- THREE BEDROOM SEMI DETACHED
- IMMACULATELY PRESENTED
- SPACIOUS LOUNGE
- OFF STREET PARKING
- EXTENDED
- CONVERTED GARAGE
- GROUND FLOOR CLOAK ROOM

A beautifully modern and extended three-bedroom semi-detached family home, finished to an immaculate standard throughout.

The property features a luxury fitted kitchen/breakfast room, spacious lounge, and an impressive open-plan family/dining room to the rear. Additional benefits include a ground floor cloakroom, luxury fitted bathroom, converted garage and off street parking.

Ideally located in a highly sought-after area within walking distance of local amenities and Benfleet Train Station.

## ENTRANCE

## LOUNGE

15'3" x 14'9" (4.67m x 4.52m)

## FITTED KITCHEN

16'4" x 14'9" (4.98m x 4.50m)

## OPEN PLAN DINING ROOM

13'1" x 8'0" (3.99m x 2.44m)

## GROUND FLOOR CLOAKROOM

4'11" x 3'8" (1.52m x 1.12m)

## LANDING

## MASTER BEDROOM

12'7" x 12'4" (3.84m x 3.76m)

## BEDROOM TWO

11'1" x 10'7" (3.40m x 3.25m)

## BEDROOM THREE

11'8" x 6'7" (3.58m x 2.03m)

## BATHROOM

8'7" x 4'7" (2.64m x 1.42m)

## REAR GARDEN

## OFFICE/GARAGE



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.