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today on 01268 777400



## Downesway, Benfleet Offers in excess of £450,000

Aspire Estate Agents are delighted to introduce this exceptional three-bedroom semi-detached chalet on Downesway, Benfleet — tucked away in a quiet cul-de-sac and finished to an outstanding standard throughout following a complete renovation.

From the moment you step inside, the quality of the finish is immediately apparent. The home offers a superb, modern layout with bright open-plan living, generous room proportions and a real “move-straight-in” feel — ideal for families, downsizers or commuters alike.

The ground floor is centred around a stunning open-plan kitchen and dining area, beautifully designed for modern living and entertaining. The kitchen is fitted with premium integrated appliances, ample worktop space and stylish cabinetry, flowing seamlessly into a dedicated dining space. A separate living room provides a comfortable retreat, while the utility room adds everyday practicality. The ground floor also offers two well-proportioned bedrooms and a contemporary family bathroom finished to a high standard.

Upstairs, the property continues to impress with a superb principal bedroom, complete with its own en-suite, creating a private and peaceful retreat.

Externally, the home is just as impressive. There is a driveway providing off-street parking for multiple vehicles, a garage, and a fantastic rear garden designed for enjoyment — including a brick-built BBQ area, perfect for entertaining in the warmer months.

The location is a huge selling point: ideally positioned for Benfleet Station, excellent local schools, and all the convenience of Benfleet High Road, with its range of shops, restaurants, bars and amenities close by.

A beautifully renovated home in a brilliant cul-de-sac setting — early viewing is highly recommended to appreciate the space, finish and lifestyle on offer.

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Ground Floor

Kitchen / Dining Area – 6.00m x 3.46m (19'8" x 11'4")

Living Room – 3.42m x 3.32m (11'3" x 10'11")

Bedroom 2 – 3.37m x 3.24m (11'1" x 10'8")

Bedroom 3 – 2.72m x 2.14m (8'11" x 7'0")

Bathroom

Utility Room – 2.38m x 1.54m (7'10" x 5'1")

First Floor

Bedroom 1 – 5.09m x 3.41m (16'8" x 11'2")

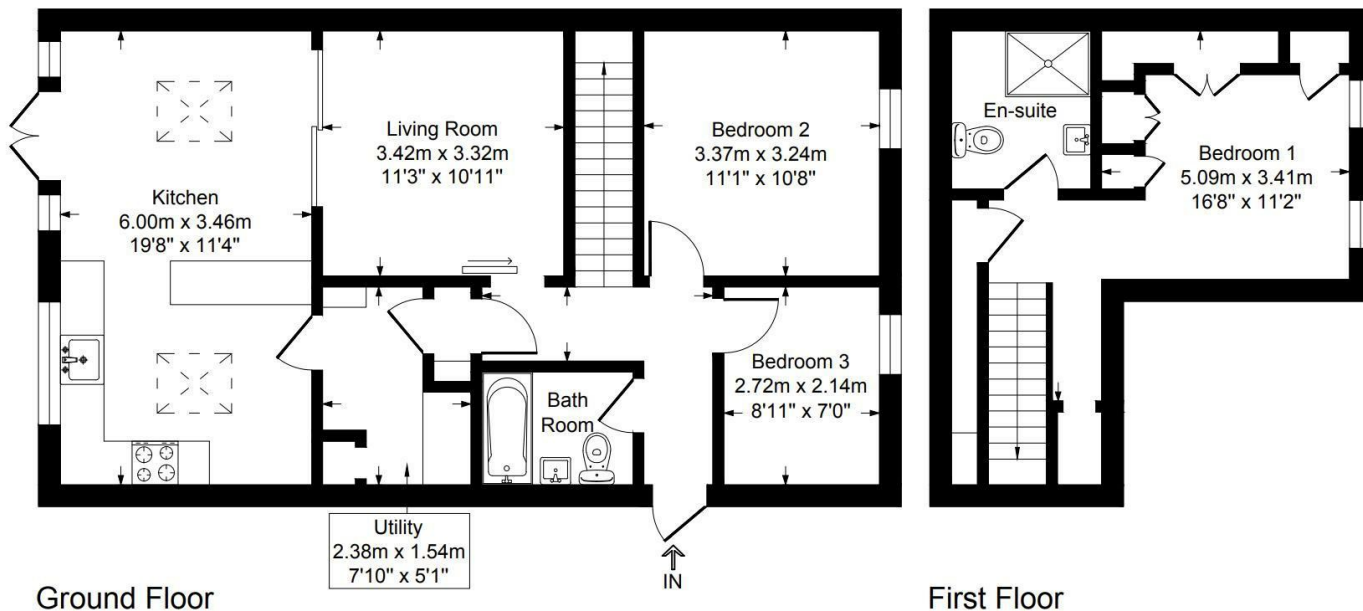
En-suite

External

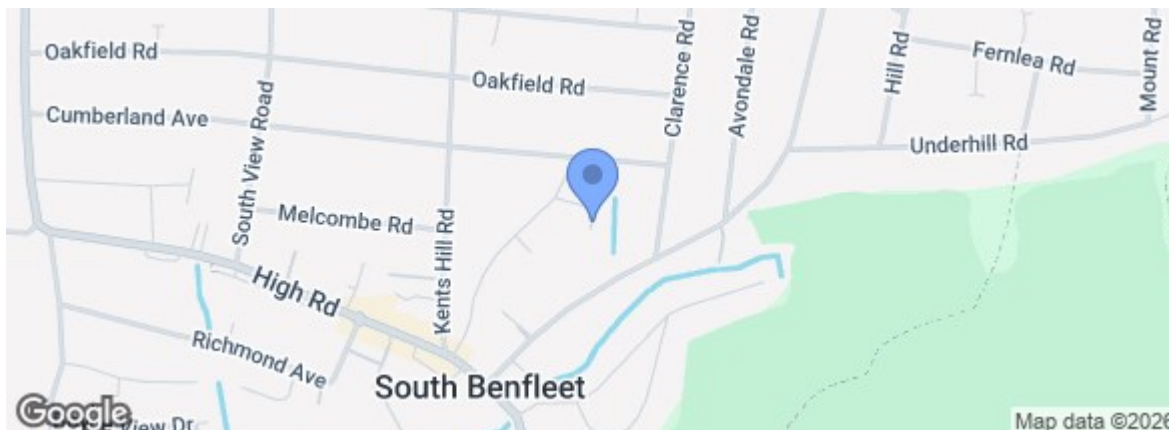
Garage

Garden

Approximate Gross Internal Floor Area = 94.8 sq m / 1021 sq ft



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



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