

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



High Road, Benfleet Guide price £700,000

Aspire Estate Agents are delighted to introduce this immaculate, modern and truly move in ready five bedroom detached home with a dedicated study, integral garage and a gated driveway for around five cars. Behind the brand new composite Solidor front door, the house opens in contemporary style with Patina Oak Grey flooring and fresh décor throughout. Comfort and efficiency come via Nest smart heating, argon filled double glazed units and new patio doors, with views of Boyce Hill Golf Club as a lovely backdrop.

The ground floor flows from a spacious tiled porch into the entrance hall with guest WC. A bright lounge and separate dining room suit everyday living and entertaining, while the modern kitchen opens to the garden. Practicality is excellent, the large integral garage is accessed from the kitchen and includes hot and cold water plus an electric up and over door. Outside, the broad gated frontage provides multi car parking, and the rear garden offers Hyperion composite decking, an outside tap and external power points. Fencing was replaced approximately two years ago for neat, secure boundaries.

Upstairs, the first floor has four comfortable bedrooms, two with refreshed en suites, alongside a newly tiled family bathroom with Aqualisa power showering. The second floor adds a further double bedroom and a versatile study or home office with handy eaves storage.

Specification stands out. The kitchen units are newly fitted, with the oven, hob and extractor unused. A Vaillant boiler and cylinder, around three years old, with a magnetic filter supports efficient heating and hot water. Throughout you will find quality flooring, recent redecoration and thoughtful upgrades that remove the need for immediate works. In summary, a turn key family home with generous space, flexible rooms and polished presentation, ready to enjoy.

GUIDE PRICE £700,000-£750,000 *NO ONWARD CHAIN*

Ground Floor

Porch

Entrance Hall: 5.26m (17'3") x 1.72m (5'8")

WC

Lounge: 7.12m (23'4") x 3.24m (10'8")

Dining Room: 3.63m (11'11") x 3.19m (10'6")

Kitchen: 4.78m (15'8") x 2.40m (7'10")

Garage: 7.48m (24'6") x 4.15m (13'7")

First Floor

Bedroom: 4.95m (16'3") x 3.60m (11'10")

Ensuite

Bedroom: 3.82m (12'6") x 3.95m (13'0")

Ensuite

Bedroom: 3.95m (13'0") x 3.59m (11'9")

Bedroom: 2.60m (8'6") x 2.44m (8'0")

Bathroom

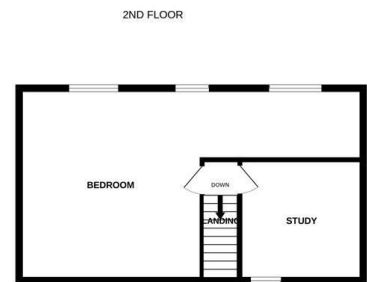
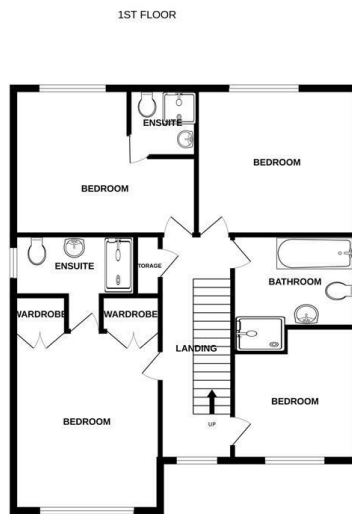
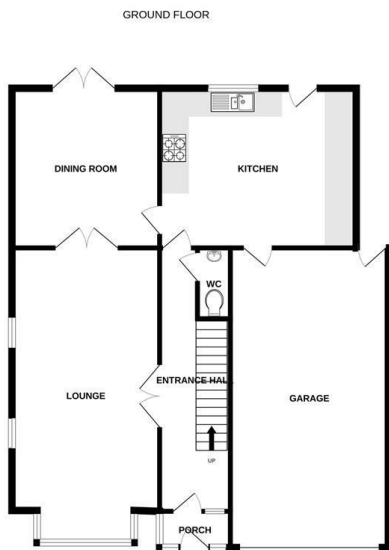
Landing/Storage

Second Floor

Bedroom (max): 8.47m (27'9") x 4.70m (15'5")

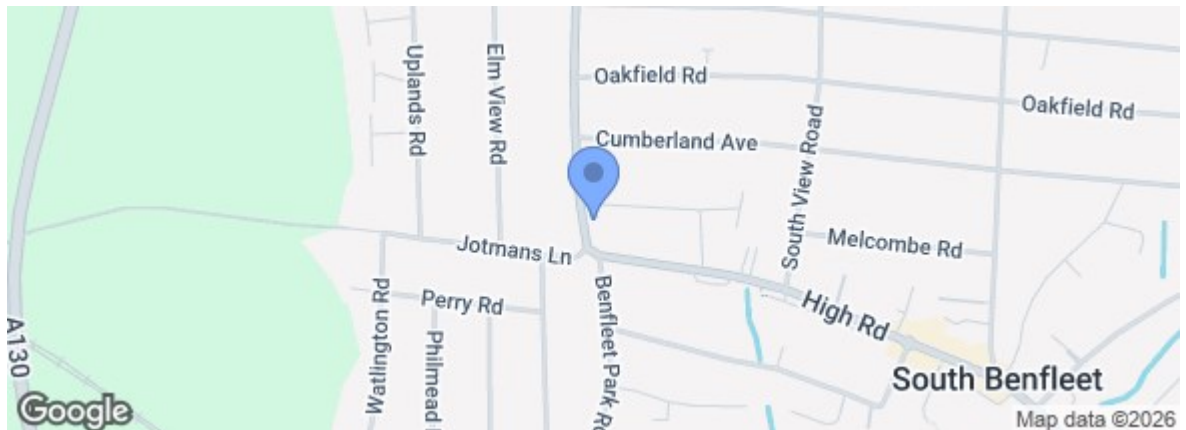
Study: 2.84m (9'4") x 2.79m (9'2")

Landing



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		73	76
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.