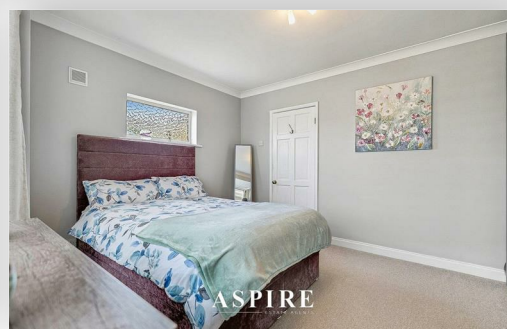


To arrange a viewing contact us
today on 01268 777400



Church Road, Benfleet Guide price £375,000

Aspire Estate Agents are delighted to present this beautifully finished two-bedroom detached bungalow, perfectly positioned on the sought-after Church Road in Benfleet. This charming home offers a warm and inviting atmosphere throughout, ideal for those seeking comfortable, single-level living with a touch of style.

The property boasts a spacious living room that flows seamlessly into a bright conservatory, creating the perfect space to relax or entertain guests. The separate dining room provides a lovely setting for family meals, while the modern kitchen offers excellent storage, ample worktop space, and a sleek, contemporary finish. Both bedrooms are well-proportioned, complemented by a beautifully presented family bathroom.

Externally, the bungalow continues to impress with a low-maintenance rear garden, ideal for enjoying the outdoors without the upkeep. To the front, there is ample off-street parking for multiple vehicles, adding to the property's convenience and appeal.

Situated close to local amenities, schools, and transport links, this wonderful home combines practicality with charm, making it an excellent choice for downsizers, small families, or anyone looking for a well-located, move-in-ready property.

Early viewing is highly recommended to appreciate the exceptional standard and homely feel this bungalow has to offer.

GUIDE PRICE- £375,000-£400,000

Hallway

17'5" x 3'5" (5.32 x 1.05)

Bedroom 1

12'7" x 11'4" (3.86 x 3.46)

Bedroom 2

11'0" x 10'0" (3.37 x 3.06)

Lounge

13'3" x 10'11" (4.04 x 3.35)

Conservatory

9'4" x 7'4" (2.85 x 2.25)

Dining Room

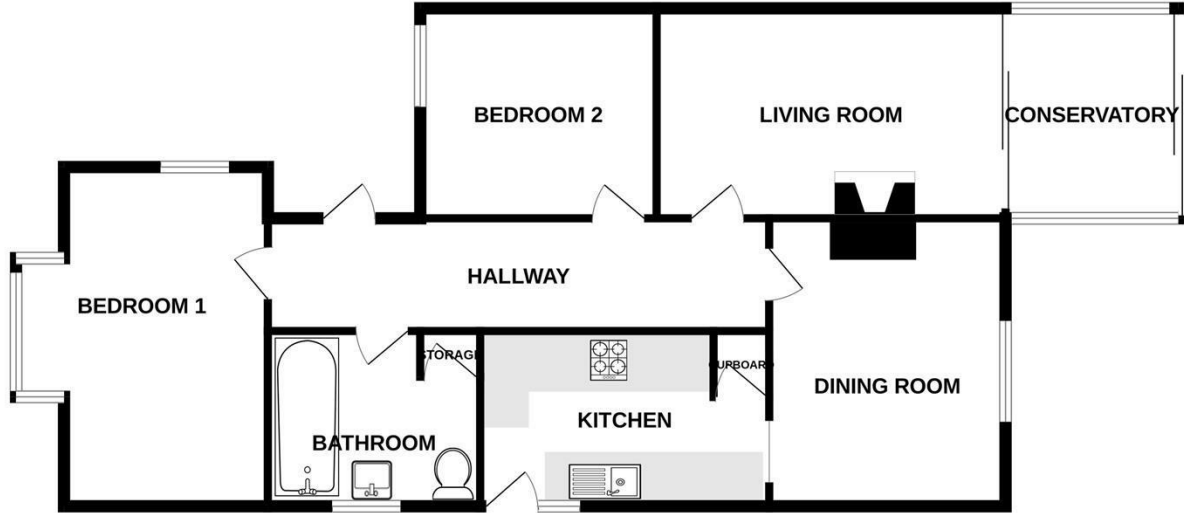
10'11" x 10'0" (3.35 x 3.07)

Kitchen

9'3" x 7'0" (2.83 x 2.15)

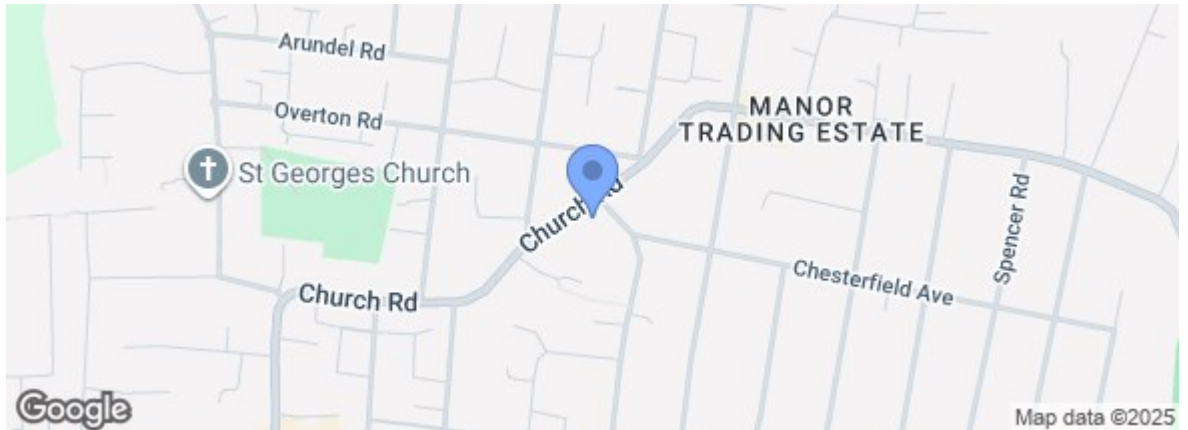
Bathroom

GROUND FLOOR
1018 sq.ft. (94.6 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.
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		87
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(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 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			



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