

To arrange a viewing contact us
today on 01268 777400



Saxonville, Benfleet Guide price £750,000

****GUIDE PRICE 750,000 - 775,000****

This prestigious and beautifully presented home, offering an abundance of light, space and character throughout is perfectly positioned within a quiet and highly sought-after cul-de-sac.

Homes of this calibre rarely become available, making this a fantastic opportunity for buyers seeking something truly special.

Internally, the property boasts a bright and airy feel across all rooms, with generous proportions that create a sense of space and comfort throughout. The layout has been thoughtfully designed to suit modern family living, with versatile accommodation ideal for both everyday life and entertaining.

What truly sets this home apart is its unique design and striking appearance, offering a property that stands out from the rest while still feeling warm and welcoming.

Externally, the property continues to impress, offering a well-maintained garden and gated driveway.

Situated within a quiet cul-de-sac, yet still within easy reach of local amenities, schools and transport links, this home perfectly balances convenience with a private, tucked-away feel.

ENTRANCE HALL

20'11" x 4' (6.38m" x 1.22m)

STUDY

10'2" x 10' (3.10m" x 3.05m)

DOWNSTAIRS W/C**LOUNGE**

20' x 13' (6.10m x 3.96m)

DINING ROOM

12'9" x 12'4 (3.89m" x 3.76m)

KITCHEN

14'10' x 12'3 (4.52m' x 3.73m)

LANDING**MASTER BEDROOM**

15'7' x 11'11 (4.75m' x 3.63m)

EN-SUITE

12'10' x 5'4 (3.91m' x 1.63m)

BEDROOM TWO

15'4' x 12'11 (4.67m' x 3.94m)

BEDROOM THREE

12'4' x 10'2 (3.76m' x 3.10m)

BEDROOM FOUR

12'3' x 8'10 (3.73m' x 2.69m)

MAIN BATHROOM**GARDEN****GARAGE**

17'5' x 14'9 (5.31m' x 4.50m)

GYM/OUTBUILDING

11'7' x 11'4 (3.53m' x 3.45m)

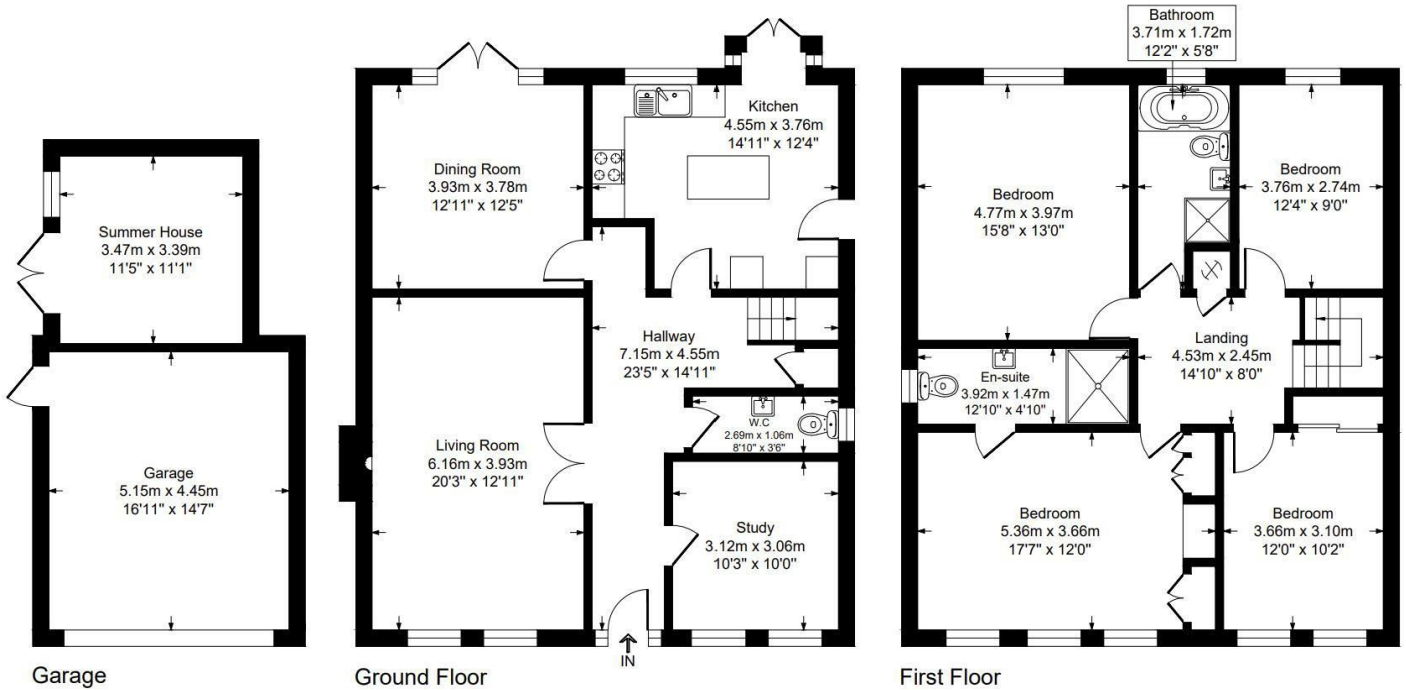
GATED DRIVEWAY

Saxonville

Approximate Gross Internal Floor Area = 174.8 sq m / 1882 sq ft

Garage Area = 35.1 sq m / 379 sq ft

Total Area = 209.9 sq m / 2261 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 ₂) Rating			
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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