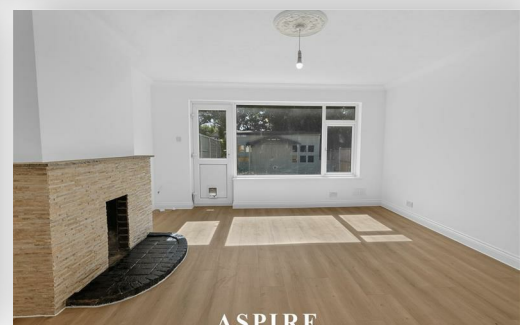
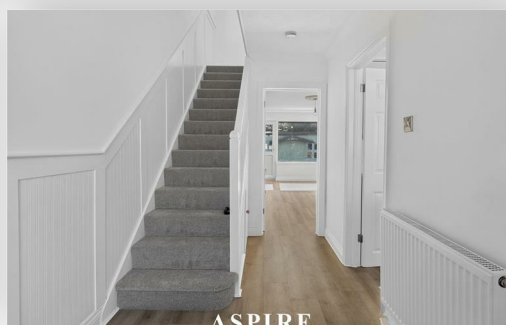
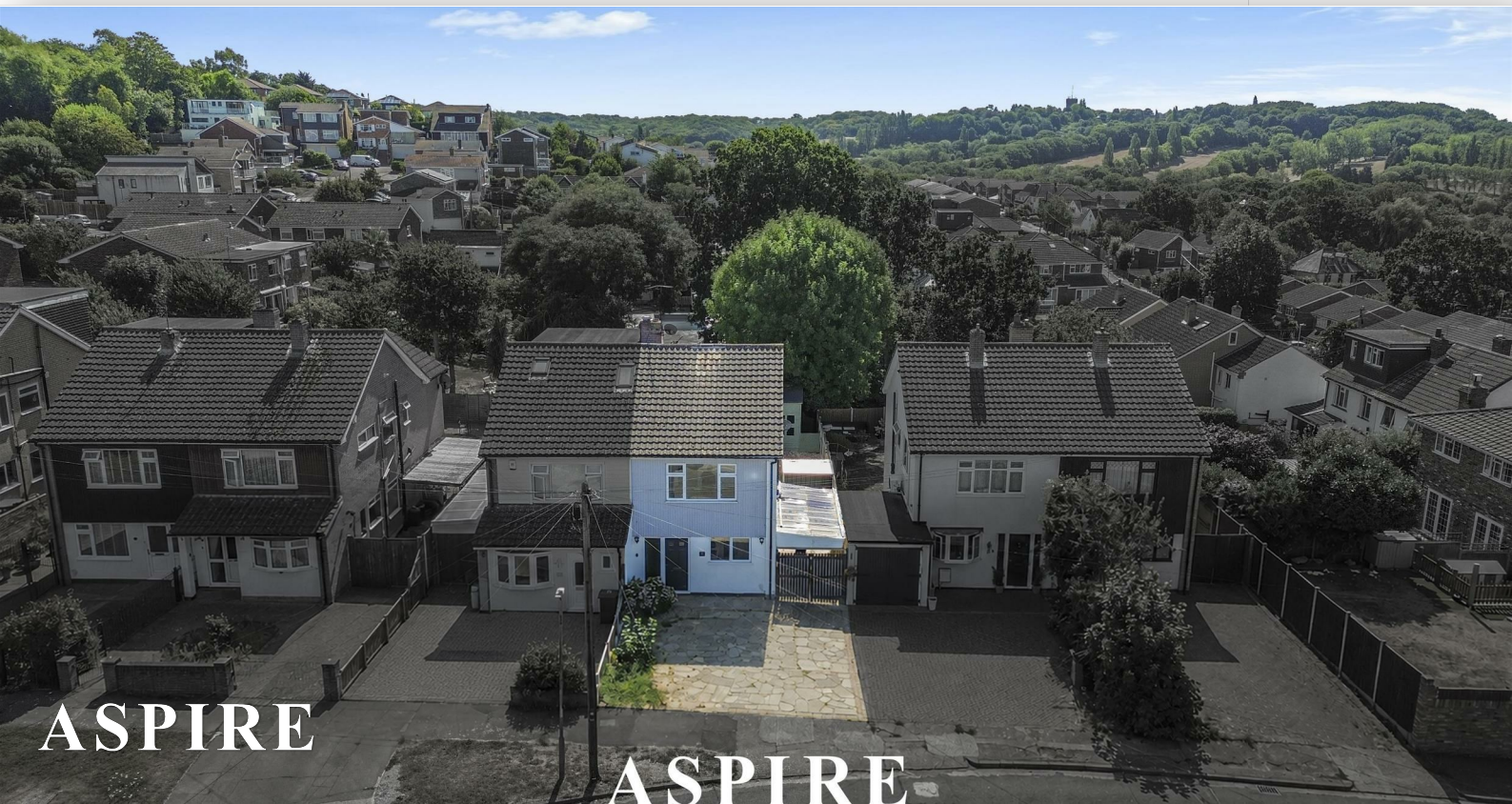


***To arrange a viewing contact us
today on 01268 777400***



Kale Road, Benfleet Guide price £400,000

Aspire Estate Agents Basildon are delighted to present this beautifully presented three-bedroom terraced family home, ideally located on the sought-after Kale Road, Benfleet. Offering approximately 979 sq. ft. of versatile accommodation, including a substantial outbuilding, this property is perfect for growing families, first-time buyers and those looking for additional work-from-home space.

Stepping inside, you are welcomed by a bright entrance hall leading through to an impressive 16ft living room, providing a generous and inviting space for relaxing and entertaining. The modern fitted kitchen offers ample cupboard and worktop space, with direct access to the rear garden, making it ideal for both everyday family life and hosting guests.

The first floor comprises three well-proportioned bedrooms, including a spacious principal bedroom, alongside a contemporary family bathroom finished to a high standard.

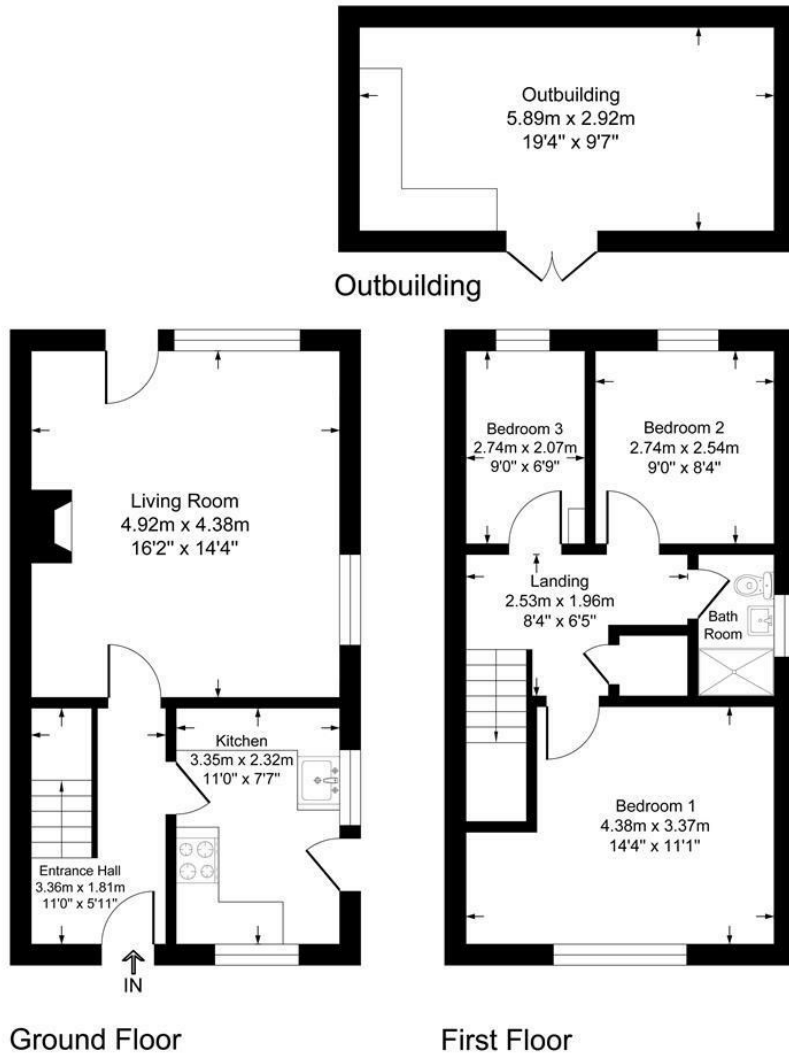
Externally, the property truly stands out with a private rear garden leading to an impressive 19ft x 9ft outbuilding. This versatile space offers endless possibilities and would make an ideal home office, gym, games room, studio or workshop, adding significant value and flexibility to the home.

Situated in a popular residential area of Benfleet, the property is conveniently positioned close to highly regarded schools, local shops, parks and everyday amenities. Excellent transport links, including Benfleet Railway Station and easy access to the A13 and A127, make this an ideal location for commuters travelling into London and the surrounding areas.

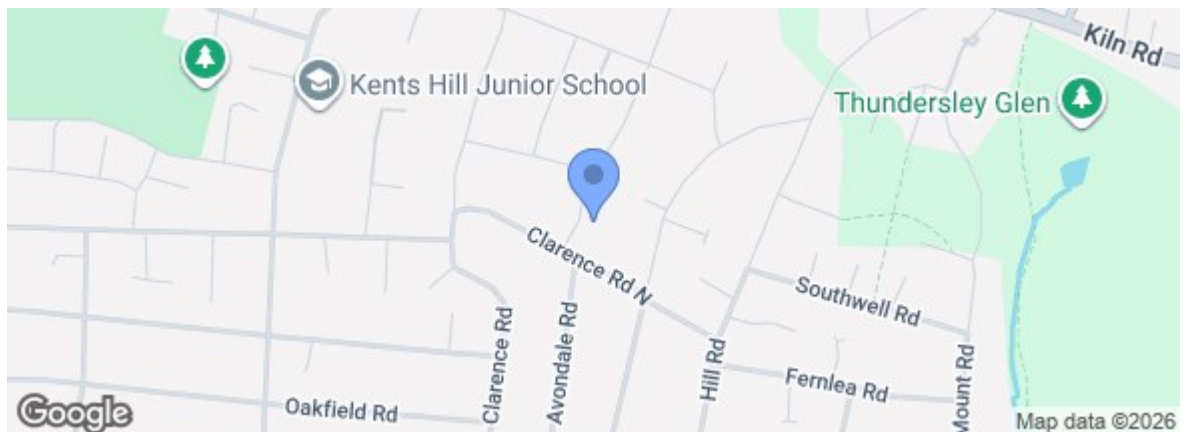
Offering spacious accommodation, a fantastic outbuilding and an excellent location, this wonderful home is ready to move straight into and should be viewed at the earliest opportunity.

Kale Road

Approximate Gross Internal Floor Area = 90.9 sq m / 979 sq ft
(Including Outbuilding)



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		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.