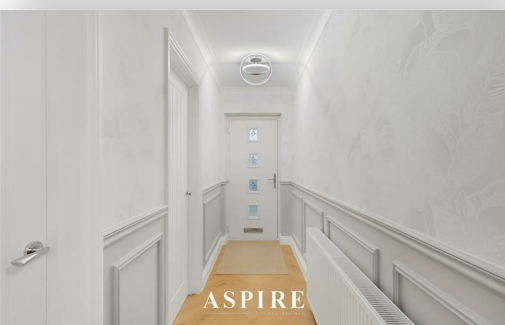


*To arrange a viewing contact us  
today on 01268 777400*



## Beecroft Crescent, Guide price £575,000

GUIDE PRICE - £575,000 - £600,000

An Exceptional Four-Bedroom Detached Family Residence

Aspire Estate Agents is delighted to present this outstanding four-bedroom detached family home, enviably positioned within the highly sought-after Castle View Estate — a prestigious and tranquil development offering the perfect balance of luxury, comfort, and convenience. Ideally situated within easy reach of Benfleet Station, this elegant property enjoys a superb setting backing directly onto the picturesque Canvey Golf Course, providing an enviable outlook and a true sense of privacy.

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GUIDE PRICE - £575,000 - £600,000

This home has been thoughtfully renovated throughout, offering a perfect blend of modern living, generous proportions, and stylish design. Every detail has been finished to a high standard, creating a space that's both practical for family life and beautiful to come home to.

Inside, the property offers a large and welcoming lounge with patio doors leading out to the south-facing rear garden, a contemporary fitted kitchen featuring quartz worktops and integrated appliances, and plenty of room for dining and entertaining. The ground floor also benefits from a utility room, cloakroom/WC, and a dedicated office, ideal for home working or study. Upstairs, there are four spacious double bedrooms, including a master suite with en-suite shower room, and a modern three-piece family bathroom.

Kitchen / Diner – 5.18m x 3.05m (17'0" x 10'0")

Study – 2.13m x 1.83m (7'0" x 6'0")

Utility Room – 1.83m x 1.81m (6'0" x 5'11")

Downstairs WC – 1.83m x 0.91m (6'0" x 3'0")

Lounge – 6.40m x 3.35m (21'0" x 11'0")

Bedroom One – 3.66m x 3.05m (12'0" x 10'0")

En-Suite – 2.13m x 0.61m (7'0" x 2'0")

Bedroom Two – 3.35m x 3.35m (11'0" x 11'0")

Bedroom Three – 3.35m x 2.74m (11'0" x 9'0")

Bedroom Four – 3.05m x 2.44m (10'0" x 8'0")

Family Bathroom – 2.44m x 2.13m reducing to 1.52m  
(8'0" x 7'0" > 5'0")

Garage – 4.88m x 2.13m (16'0" x 7'0")

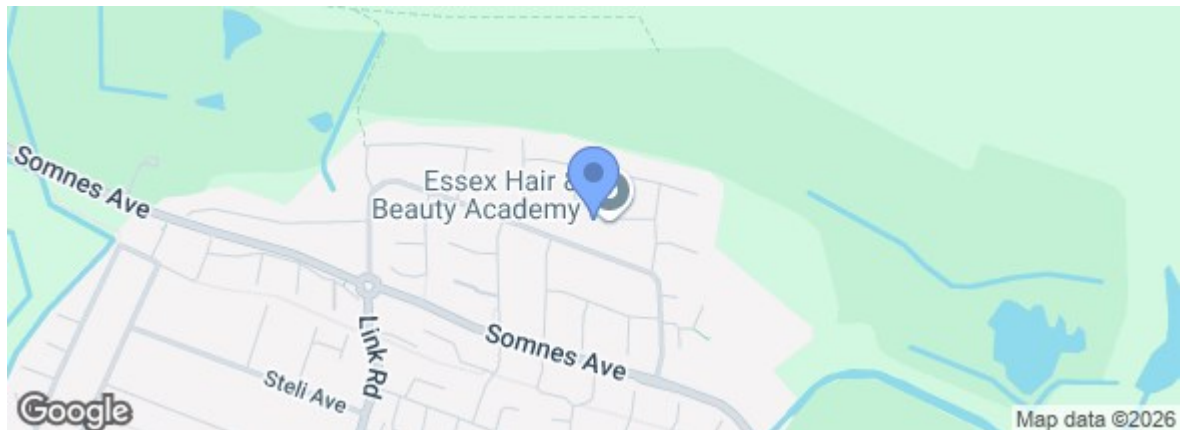
GROUND FLOOR



1ST FLOOR



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			
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			



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.