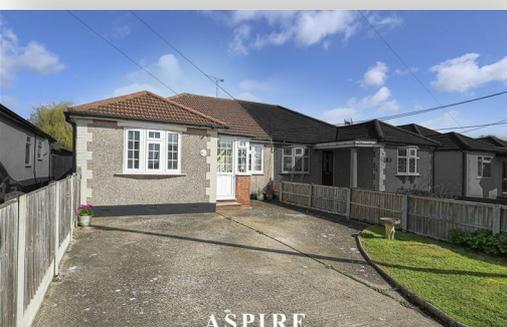


**To arrange a viewing contact us
today on 01268 777400**



Holtynge, Benfleet Offers in excess of £425,000

Situated in a highly sought-after location close to well-regarded Benfleet schools, this beautifully extended three-bedroom semi-detached bungalow offers spacious and versatile living accommodation, ideal for families and downsizers alike.

The property boasts a generous lounge, a modern fitted kitchen, and a bright dining/family area created by the extension, providing the perfect space for entertaining or everyday living. There are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the home benefits from a private rear garden and a driveway to the front offering off-street parking for multiple vehicles.

Conveniently located within easy reach of local amenities, transport links, and reputable schools, this property combines comfort, practicality, and a prime location.

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ENTRANCE HALL

MASTER BEDROOM

11'4 x 10'4 (3.45m x 3.15m)

BEDROOM TWO

12 x 8'4 (3.66m x 2.54m)

BEDROOM THREE

10'5 x 8'9 (3.18m x 2.67m)

LOUNGE/DINER

27'4 x 12' (8.33m x 3.66m)

CONSERVATORY

9'8 x 8 (2.95m x 2.44m)

KITCHEN

11'2 x 8'6 (3.40m x 2.59m)

UTILITY ROOM

8'4 x 7'9 (2.54m x 2.36m)

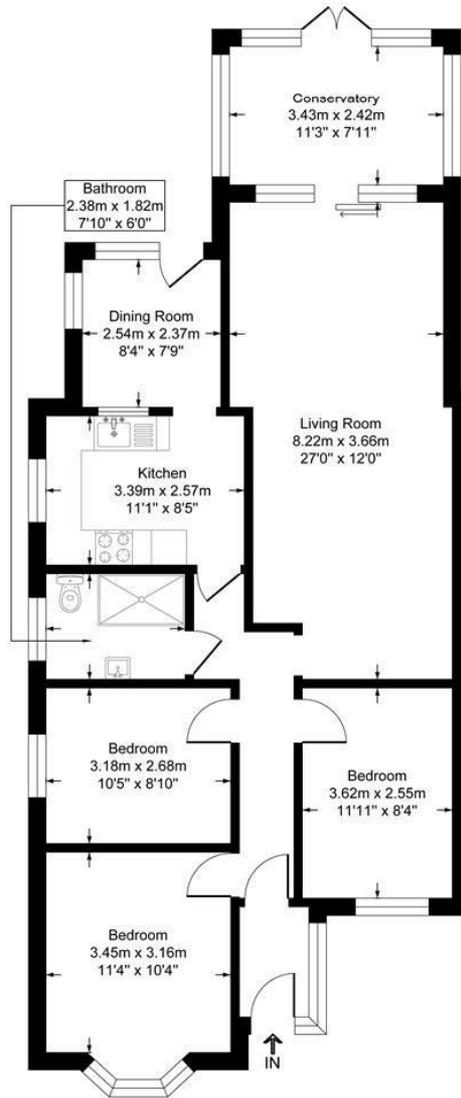
GARDEN

40' (12.19m)

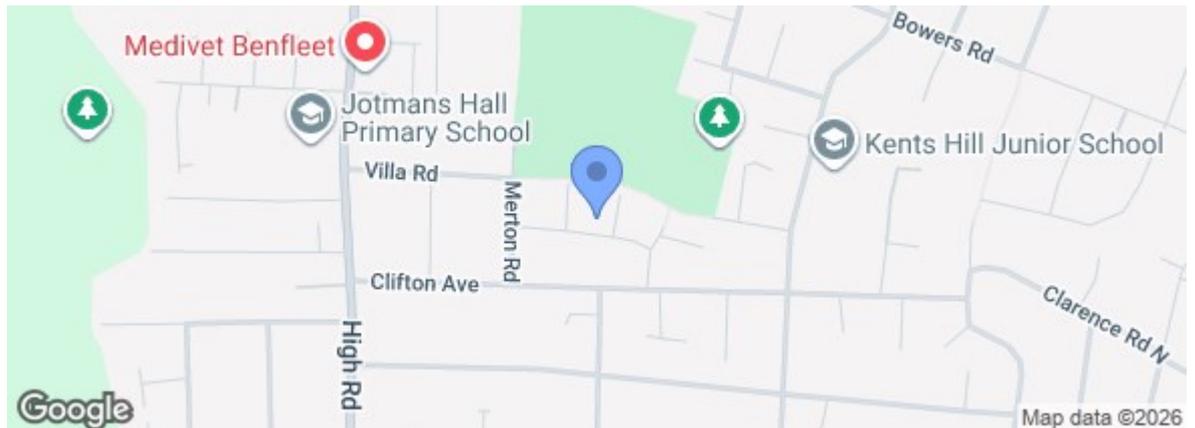
DRIVEWAY

Holtynge

Approximate Gross Internal Floor Area = 99.1 sq m / 1067 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	(11-20)		
G	(1-10)		
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	(11-20)		
G	(1-10)		
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.