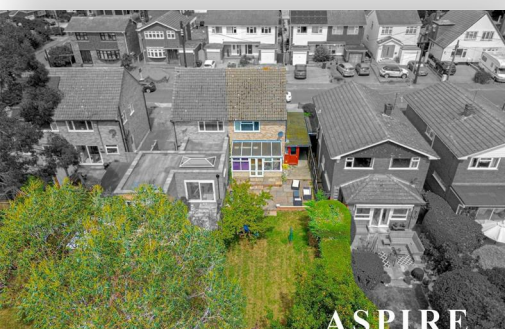


**To arrange a viewing contact us  
today on 01268 777400**



## **Oakfield Road, Benfleet Guide price £400,000**

Aspire Estate Agents are delighted to introduce this beautifully presented three-bedroom home, perfectly positioned in a sought-after location and thoughtfully updated throughout to offer modern comfort and timeless charm. From the moment you step inside, you're welcomed by a warm and inviting atmosphere, enhanced by a recently plastered entrance hall and landing, setting the tone for the stylish interiors that follow.

At the heart of the home is a spacious open-plan lounge, kitchen, and dining area—designed with family living and entertaining in mind. The contemporary kitchen, fitted just five years ago, combines sleek finishes with practical functionality. This sociable space flows effortlessly into the dining area and out to a bright conservatory, making it perfect for everything from relaxed mornings to lively dinner parties. A cleverly converted lean-to offers a dedicated utility space, ensuring daily routines remain smooth and organised.

Upstairs, you'll find three generously proportioned bedrooms, each offering a peaceful retreat. The primary bedroom benefits from carpets laid just five years ago, while bedroom two has been newly carpeted in the last two years and freshly plastered, creating a bright and modern environment. The family bathroom is equally well-appointed, featuring a stylish toilet and sink unit and updated flooring completed less than four years ago.

Externally, the property continues to impress. The south-facing rear garden stretches over 70ft, offering a tranquil haven for outdoor relaxation, entertaining, or family play. A paved patio—laid less than five years ago—creates the perfect setting for alfresco dining, while mature borders provide natural privacy and a peaceful backdrop. To the front, a recently laid driveway offers convenient off-street parking, complemented by side access to the garden.

**Hallway**

5'2" x 4'11" (1.6 x 1.5)

**Lounge**

14'9" x 12'2" (4.52 x 3.72)

**Kitchen/Diner**

15'4" x 9'3" (4.68 x 2.84)

**Utility/Lean-To**

9'4" x 3'10" (2.87 x 1.17)

**Conservatory**

14'4" x 6'0" (4.37 x 1.85)

**Landing**

7'1" x 6'9" (2.16 x 2.07)

**Master Bedroom**

12'2" x 8'11" (3.73 x 2.73)

**Bedroom 2**

12'4" x 6'4" (3.78 x 1.95)

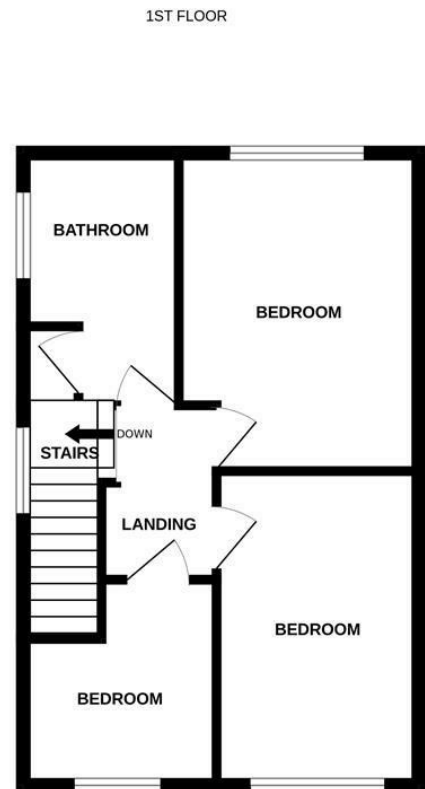
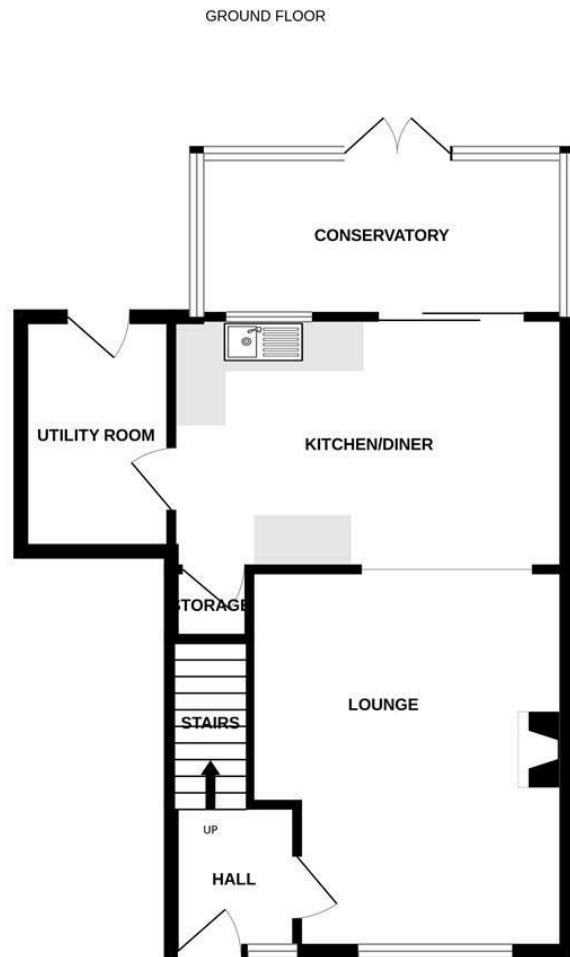
**Bedroom 3**

7'7" x 7'1" (2.32 x 2.16)

**Bathroom**

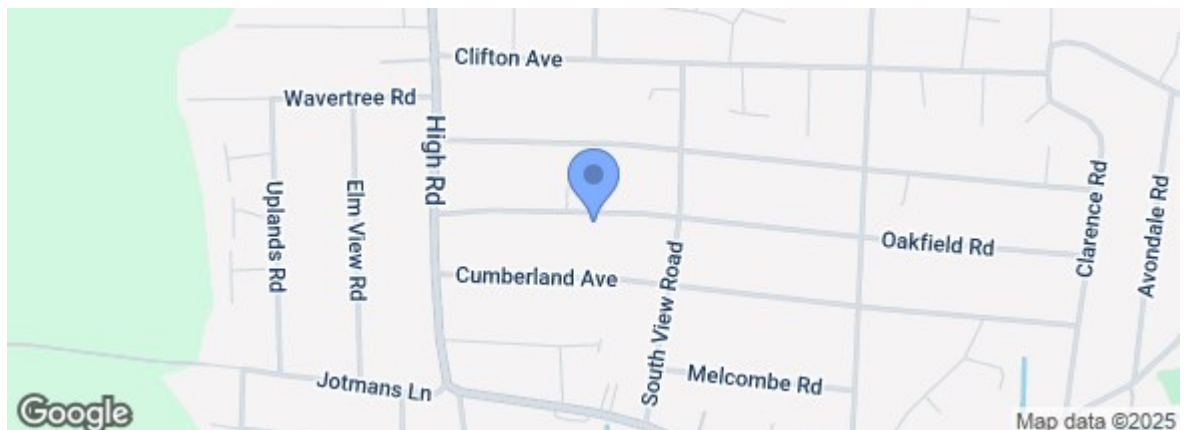
9 x 6 (2.74m x 1.83m)

**Garden**



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			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(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		Current	Potential
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.