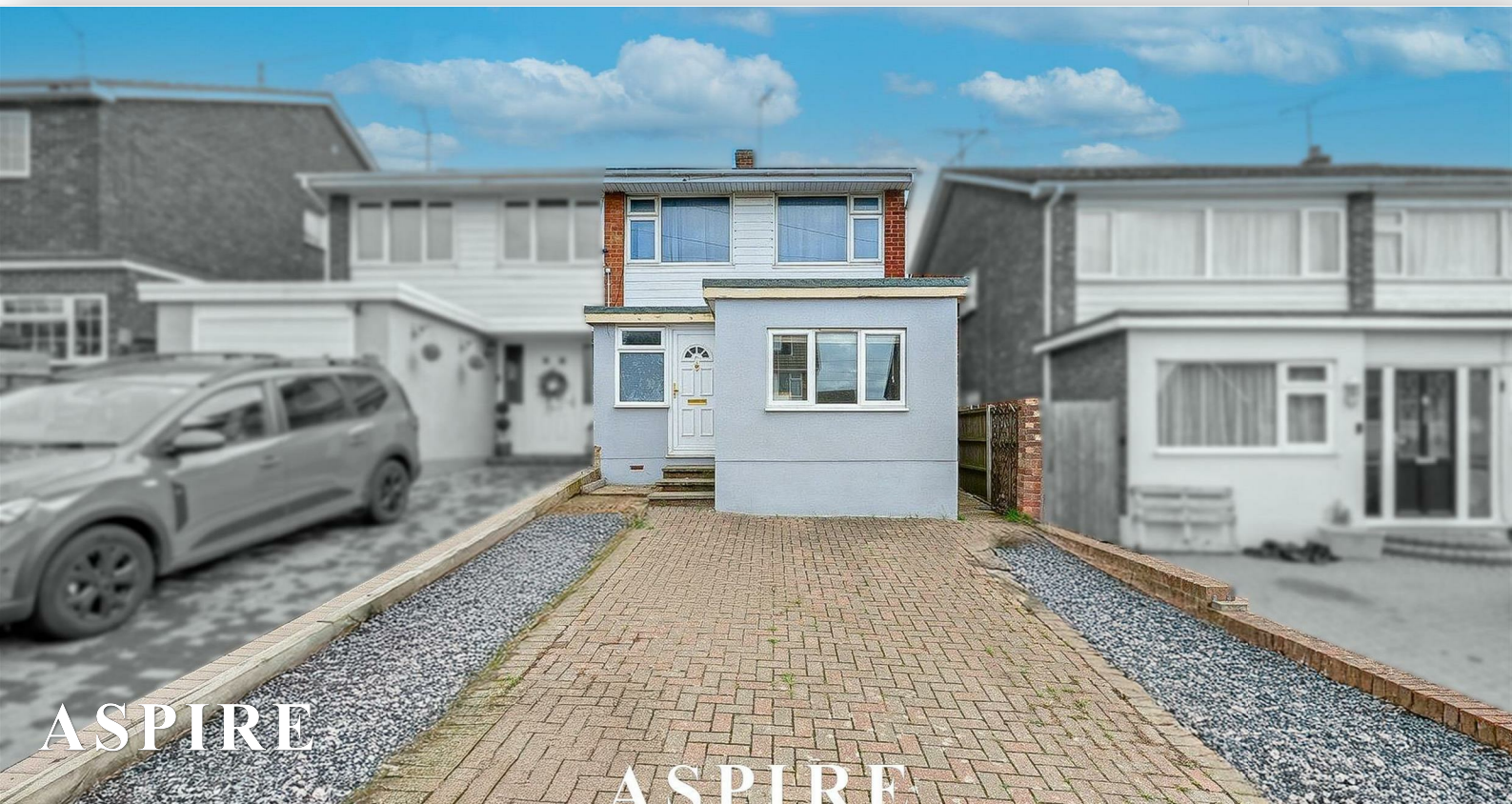


To arrange a viewing contact us  
today on 01268 777400



## Roseberry Avenue, Benfleet Guide price £375,000

Aspire Estate Agents are delighted to introduce this versatile 3/4 bedroom semi-detached home offering excellent parking and a superb 110ft+ rear garden. Arranged for easy, everyday living, the layout combines generous social space with a flexible ground-floor room that can serve as a fourth bedroom, playroom, home office or second reception.

The ground floor opens with an entrance hall and guest WC, leading to a modern kitchen at the heart of the home. To the rear, a full-length lounge/diner provides plenty of room for relaxing and family meals, with direct views over the garden. Off the hall, the additional reception/bedroom gives you the option of single-level living or a dedicated work space.

Upstairs, the first floor offers three well-proportioned bedrooms and a family bathroom, all set around a central landing with useful storage.

Outside, the property really delivers: a wide frontage provides off-street parking for multiple vehicles, while the rear garden extends beyond 110 feet, giving ample space for play areas, entertaining zones and future landscaping ideas.

Location: Conveniently placed for commuters and families, the address sits within easy reach of the A13 for swift access to the M25 and into London, and is close to a selection of well-regarded schools and local amenities.

GUIDE PRICE £375,000-£400,000

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

## Ground Floor

Entrance Hall – 5.86m x 1.89m (19.22ft x 6.20ft)

Kitchen – 3.26m x 2.71m (10.70ft x 8.89ft)

Lounge/Diner – 6.65m x 4.63m (21.82ft x 15.19ft)

Bedroom 4 / Reception Room – 3.21m x 2.42m (10.53ft x 7.94ft)

WC

## First Floor

Bedroom 1 – 2.42m x 1.67m (7.94ft x 5.48ft)

Bedroom 2 – 3.43m x 2.73m (11.25ft x 8.96ft)

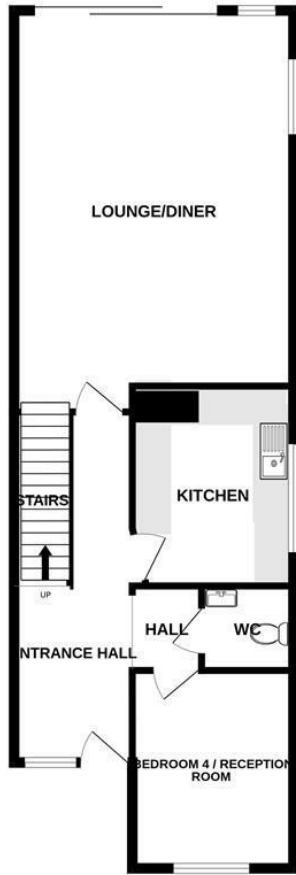
Bedroom 3 – 4.66m x 2.59m (15.29ft x 8.50ft)

Landing – 2.73m x 2.51m (8.96ft x 8.23ft)

Bathroom

Garden- 120ft

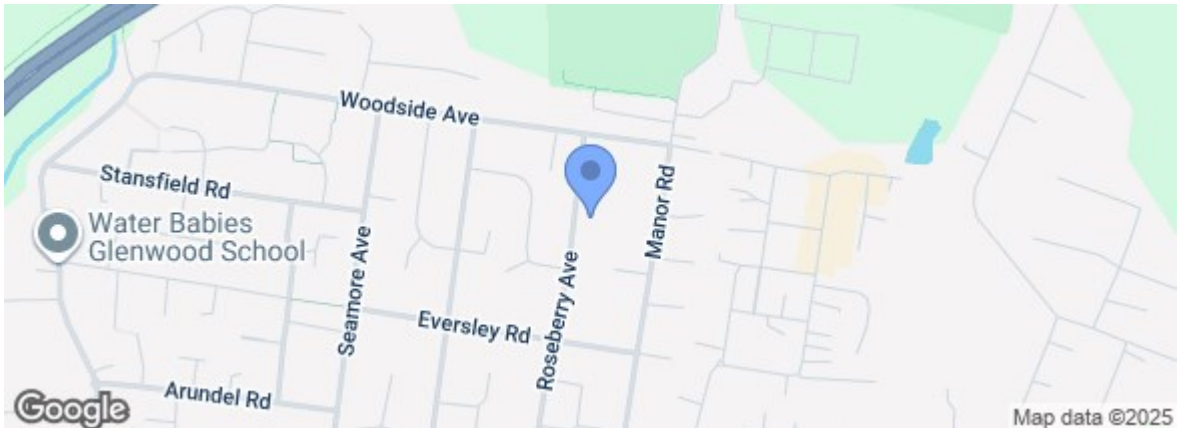
GROUND FLOOR



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.