

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



Linden Close, Benfleet Guide price £400,000

Guide Price £400,000-£425,000

Aspire Estate Agents are delighted to introduce this well-presented and generously sized three-bedroom semi-detached home, tucked away in a quiet cul-de-sac location offering a real sense of neighbourhood charm and convenience.

This spacious family home is offered with no onward chain and boasts modern, neutral décor throughout — making it the perfect opportunity for buyers looking to move straight in with minimal fuss.

The ground floor accommodation opens with a welcoming hallway, leading into a bright and airy L-shaped lounge/diner, complete with a large bay window to the front, patio doors to the garden, and a feature staircase with understairs storage. A separate utility room provides practical space for laundry appliances and storage, while the garage/workshop offers excellent versatility — ideal for a hobby space or home gym (fully powered).

At the rear, a spacious kitchen/diner opens through to a conservatory-style extension, creating a fantastic open-plan feel ideal for both family life and entertaining. The kitchen is fitted with contemporary units, laminate worktops, and includes integrated appliances (all staying) — all overlooking the garden through full-height windows and double doors that flood the space with natural light.

Upstairs, the property continues to impress with three well-proportioned bedrooms — all finished with modern flooring and fitted carpets. The family bathroom features a white three-piece suite including a panelled bath with shower attachment, and there's a separate WC, perfect for busy households.

Outside, the rear garden offers a private, well-kept space with a large patio area, lawn, mature borders, and side access. There's also an independent driveway to the front with parking for two vehicles. The home further benefits from gas central heating, double glazing throughout, and cavity wall insulation, enhancing its energy efficiency.

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Front Porch

4'11" x 3'2" (1.499 x 0.984)

Utility Room

7'8" x 6'0" (2.357 x 1.847)

Living Room

21'10" x 13'3" (6.664 x 4.052)

Kitchen

9'11" x 7'11" (3.029 x 2.418)

Dining Room/Conservatory Extension

10'5" x 9'5" (3.181 x 2.886)

Landing

9'1" x 3'0" (2.793 x 0.918)

Bedroom 1

12'3" x 11'0" (3.738 x 3.359)

Bedroom 2

11'0" x 9'2" (3.360 x 2.815)

Bedroom 3

10'0" x 7'0" (3.066 x 2.149)

Bathroom

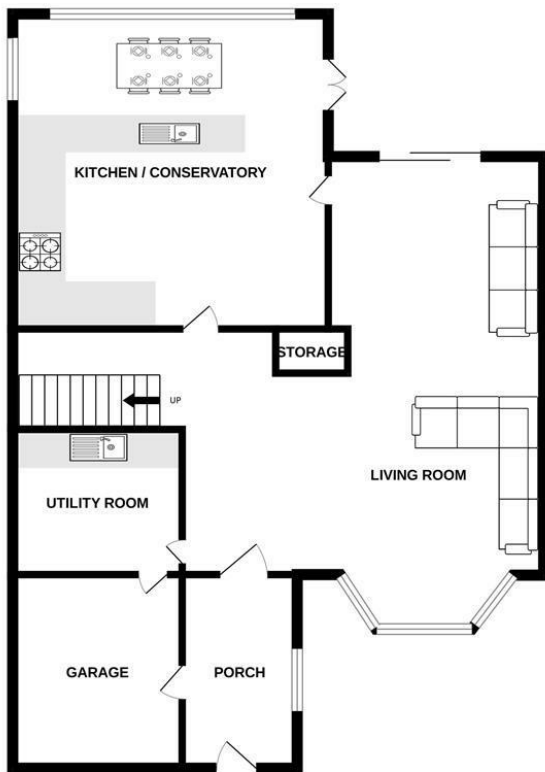
7'10" x 6'4" (2.407 x 1.939)

W/C

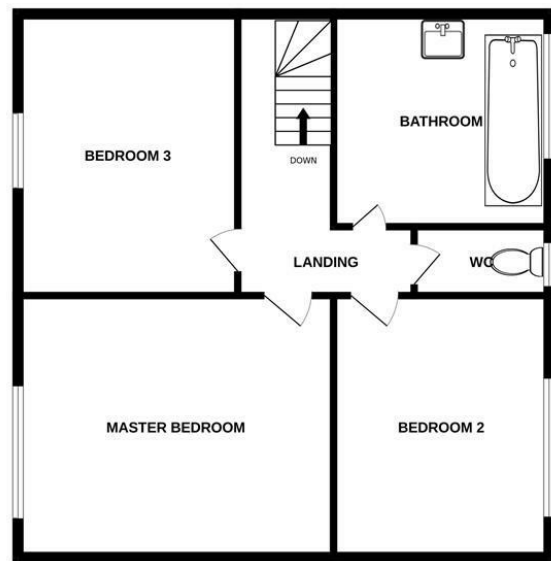
5'1" x 3'3" (1.560 x 1.011)

Garage**Garden**

GROUND FLOOR

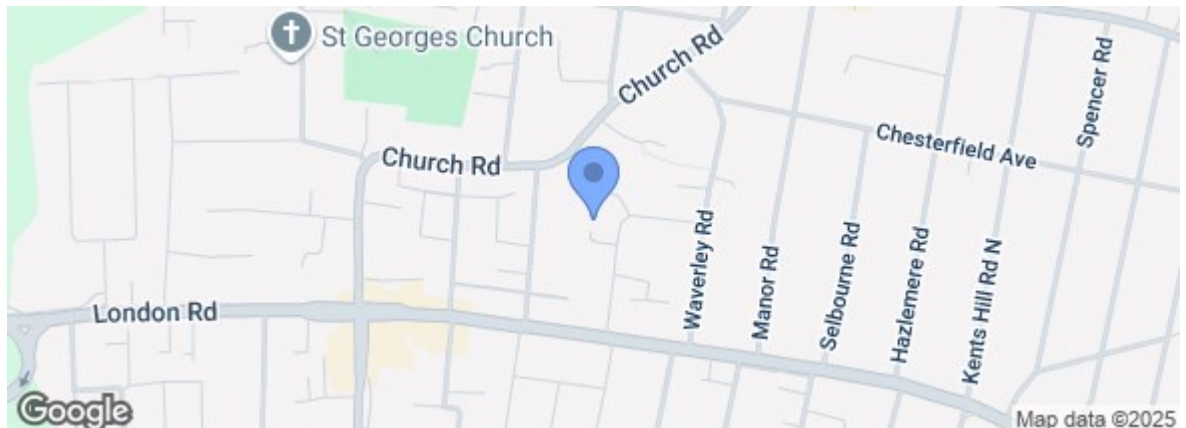


1ST FLOOR



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) 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			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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