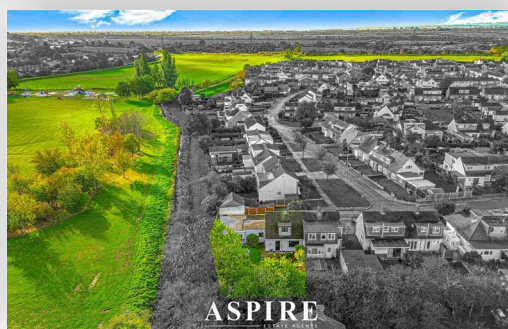
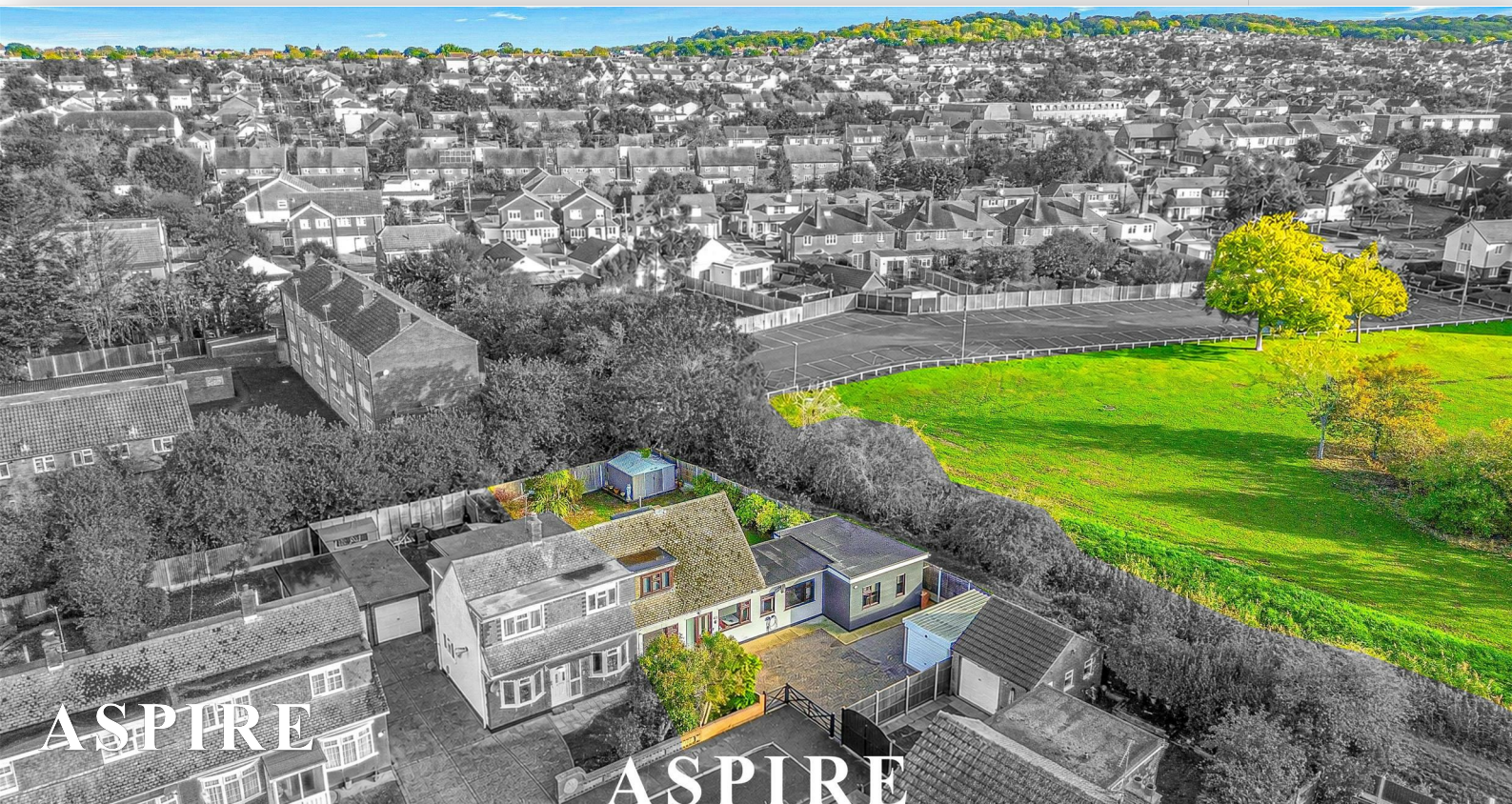


*To arrange a viewing contact us
today on 01268 777400*



Boyce View Drive, Benfleet Guide price £475,000

**** GUIDE PRICE £475,000 - £500,000 ****

Aspire Estate Agents are pleased to present this individual family home, tucked away at the end of the road adjoining Benfleet Recreation Fields. Combining a peaceful setting with a wonderfully versatile layout, this home offers space to bring the family together and quieter corners to enjoy your own time. A private garden gate opens directly onto the fields, making weekend walks, outdoor adventures and a convenient shortcut to Benfleet Station part of everyday life.

Well maintained throughout, the home offers generous living space and the flexibility to adapt as your family's needs change. A substantial ground-floor suite, currently used as the master bedroom accommodation, has previously been a self-contained annexe, adding another dimension to this thoughtfully extended home.

Dining Room: 2.83m x 2.76m (9'3" x 9'1")
Utility Room: 1.37m x 1.30m (4'6" x 4'3")
Bedroom Three: 4.00m x 3.88m (13'1" x 12'9")
Dressing Room: 2.60m x 2.11m (8'6" x 6'11")

First Floor

The spacious, dual-aspect lounge enjoys light from both the front and rear, creating a welcoming setting for relaxed evenings and family gatherings. The modern kitchen/diner provides a sociable space for everyday meals, with a central island, ample cupboard storage, an AEG electric double oven and a ceramic hob. Direct access to the garden makes outdoor dining easy during the warmer months.

Bedroom One: 3.99m x 3.10m (13'1" x 10'2")
Bedroom Two: 4.21m x 2.28m (13'10" x 7'6")
Landing: 1.14m x 0.68m (3'9" x 2'3")

The ground-floor suite is a particular highlight. With its own sitting room, generous bedroom, dressing room/nursery and en-suite shower room, it offers a comfortable retreat within the home. A separate side entrance and adjoining pantry, previously associated with the annexe layout and offering potential for a kitchenette, provide further flexibility for extended family or changing living arrangements.

Upstairs, two further bedrooms are served by a family bathroom with a bath and shower over. Bedroom two benefits from fitted wardrobes and additional storage, helping keep family life neatly organised.

Outside, the secluded rear garden measures approximately 61ft x 50ft, providing plenty of space for children to play, summer entertaining or simply enjoying a quieter moment. A generous lawn is framed by established planting, shrubs and trees, while two sheds offer useful storage. The private gate into the recreation fields is a lovely feature, extending the sense of outdoor space beyond the garden itself.

To the front, a large block-paved driveway provides parking for approximately four vehicles, complemented by an EV charger and a detached garage with power and lighting.

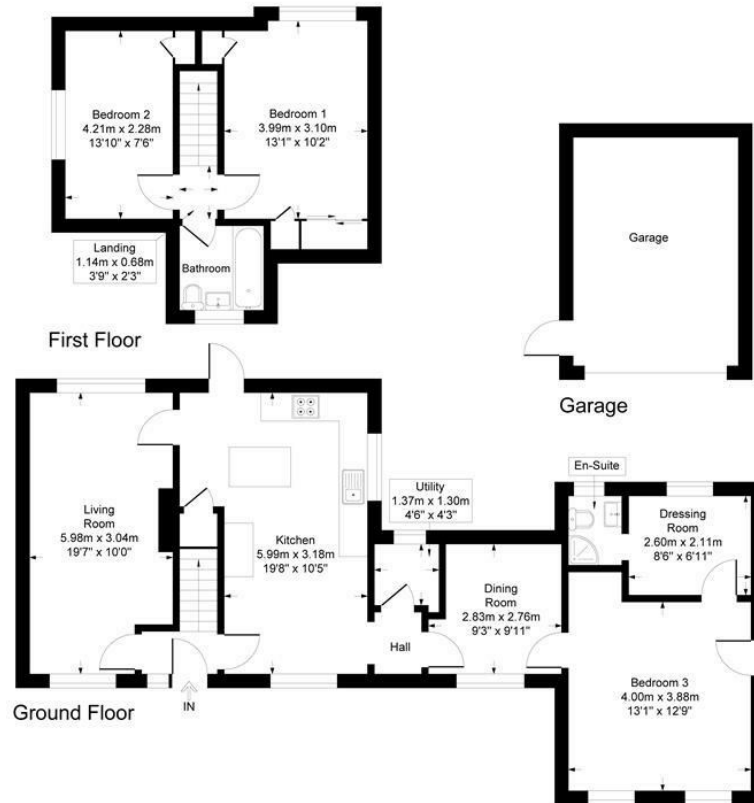
A home with space to grow, room to bring generations together and a setting that balances outdoor living with access to the station. Contact Aspire Estate Agents to arrange your viewing and discover how this versatile home could work for you.

Ground Floor

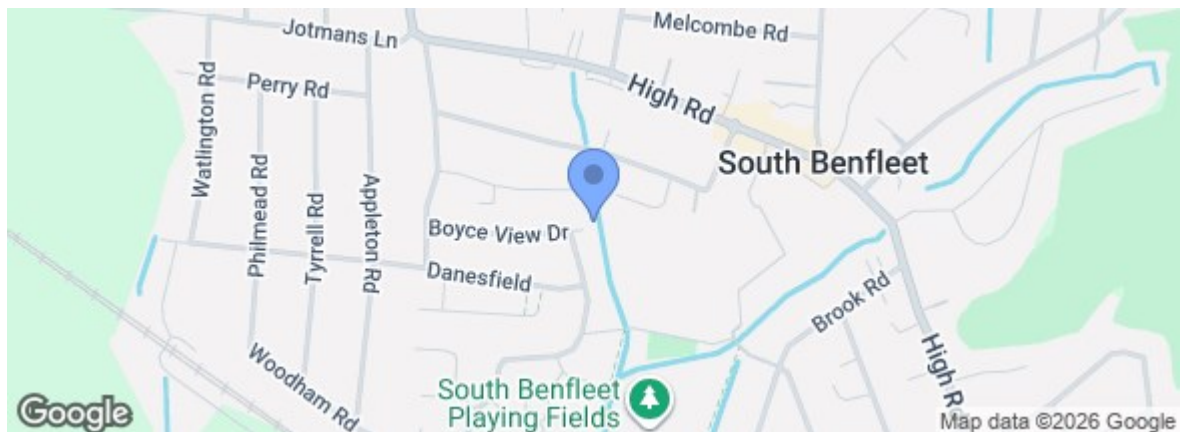
Living Room: 5.98m x 3.04m (19'7" x 10'0")
Kitchen: 5.99m x 3.18m (19'8" x 10'5")

43 Boyce View Drive

Approximate Gross Internal Floor Area = 110.0 sq m / 1184 sq ft
(Excluding Garage)



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 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			
(1-20) G			
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.