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today on 01268 777400**



## High Road, Benfleet Guide price £425,000

Aspire Estate Agents are delighted to introduce this well-presented three-bedroom semi-detached family home, ideally situated on the ever-popular High Road in Benfleet and offered with no onward chain.

The property has been thoughtfully improved by the current owners and offers a fantastic blend of modern living and practical space, making it ideal for families and commuters alike. The ground floor features a bright and spacious lounge, perfect for everyday living and relaxation. To the rear, the home has been extended to create an impressive open-plan kitchen/diner, finished to a modern standard and fitted with premium appliances, providing an excellent space for both dining and entertaining. A separate utility area adds further convenience, while the contemporary ground floor shower room, installed approximately five years ago, is stylish and well-appointed.

Upstairs, the property offers three well-proportioned bedrooms, providing flexible accommodation for families, home working, or guest space.

Externally, the property benefits from a substantial south-facing, landscaped rear garden measuring approximately 90ft, enjoying plenty of natural sunlight throughout the day. The garden also includes two sheds, offering additional storage. To the front, there is ample off-street parking for multiple vehicles, along with the added benefit of a large garage.

The home has undergone several key upgrades, including a boiler replacement approximately three years ago and the installation of new double-glazed windows and doors throughout around 18 months ago, including both the front and rear doors.

Located on High Road, the property is ideally positioned close to a range of local shops, amenities, and well-regarded schools. Benfleet Station is within easy reach, providing direct links into London, making it an excellent choice for commuters. There is also convenient access to major road links including the A13 and A127.

GUIDE PRICE £425,000-£450,000

Ground Floor

Lounge

4.85m x 4.24m (15'11" x 13'11")

Kitchen / Diner

6.84m x 4.83m (22'5" x 15'10")

Utility Room

Bathroom

First Floor

Bedroom 1

3.83m x 3.07m (12'7" x 10'1")

Bedroom 2

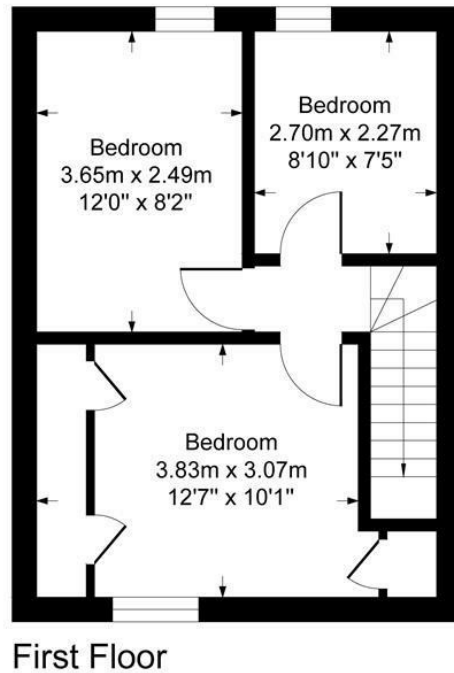
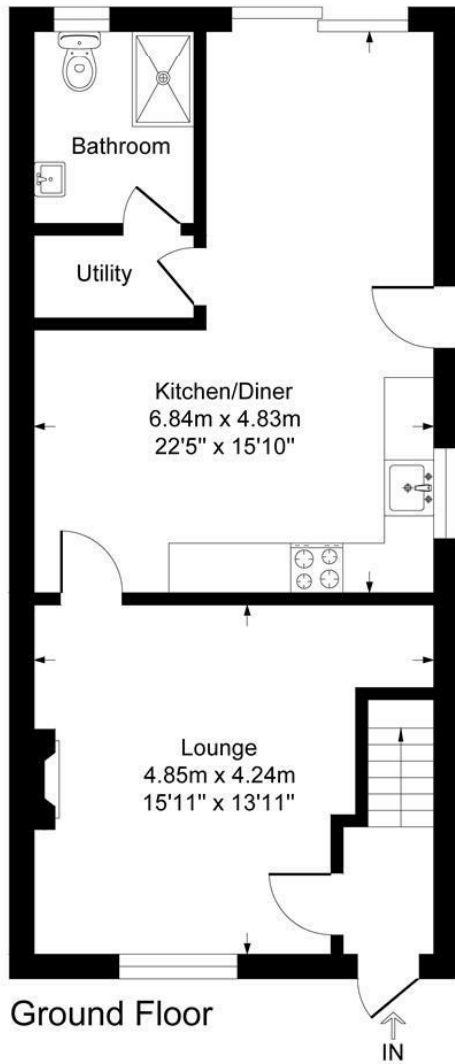
3.65m x 2.49m (12'0" x 8'2")

Bedroom 3

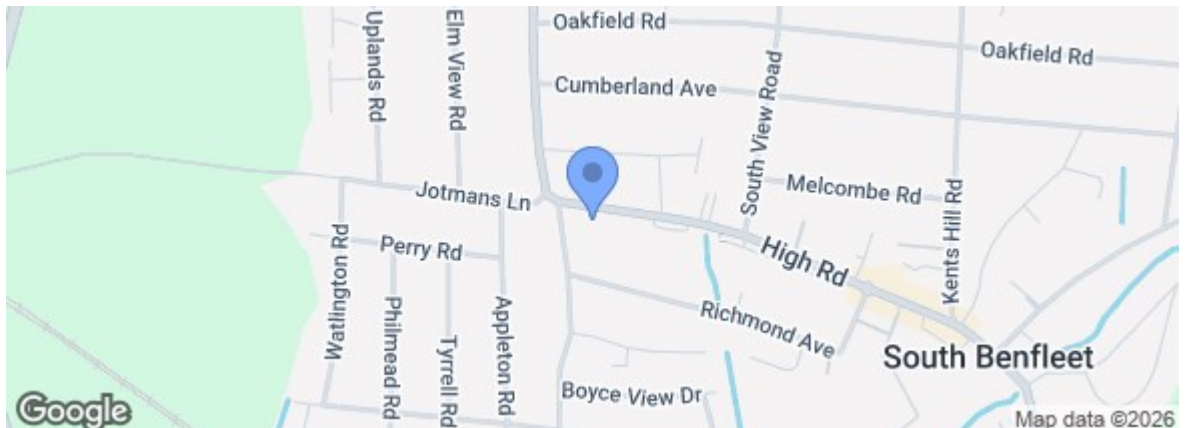
2.70m x 2.27m (8'10" x 7'5")

# High Road

Approximate Gross Internal Floor Area = 87.7 sq m / 945 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 |         |           |
| (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.