

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



Chesterfield Avenue, Benfleet Guide price £525,000

GUIDE PRICE - £525,000 - £550,000. AN OUTSTANDING FAMILY HOME WITH SPACE, STYLE AND A SOUTH-FACING GARDEN. This impressive and beautifully presented four-bedroom detached home offers generous and versatile living accommodation throughout, together with excellent kerb appeal and a superb south-facing rear garden.

At the heart of the home is the stunning 25ft kitchen/diner, providing a fantastic space for family life and entertaining. This is complemented by an impressive 11ft utility room, modern lounge and conservatory overlooking the garden. The ground floor also benefits from a separate home office, ideal for those working from home, together with a convenient ground floor W/C.

Upstairs, there are four excellent-sized bedrooms, with the principal bedroom enjoying its own modern en-suite shower room. A recently fitted, beautifully finished family bathroom serves the remaining bedrooms.

Externally, the property makes an immediate impression with its attractive frontage and off-street parking for two vehicles. To the rear is an established south-facing garden, creating the perfect setting for summer entertaining, relaxing after work or enjoying weekends with family and friends.

Situated within a popular Benfleet location and falling within the catchment for Robert Drake Primary School and The Appleton School, this is a fantastic opportunity for families looking for a spacious home that can accommodate both everyday family life and entertaining in style.

Property Details

Ground Floor

Kitchen/Diner: 7.81m x 2.63m (25'7" x 8'8")

Lounge: 4.42m x 3.27m (14'6" x 10'9")

Utility Room: 3.52m x 1.57m (11'7" x 5'2")

Conservatory: 3.00m x 2.90m (9'10" x 9'6")

Office/Playroom: 2.52m x 2.46m (8'3" x 8'1")

Ground Floor W/C

First Floor

Bedroom One: 4.38m x 2.74m (14'4" x 9'0")

Bedroom Two: 4.30m x 2.43m (14'1" x 8'0")

Bedroom Three: 3.91m x 2.63m (12'10" x 8'8")

Bedroom Four: 2.74m x 2.44m (9'0" x 8'0")

En-Suite

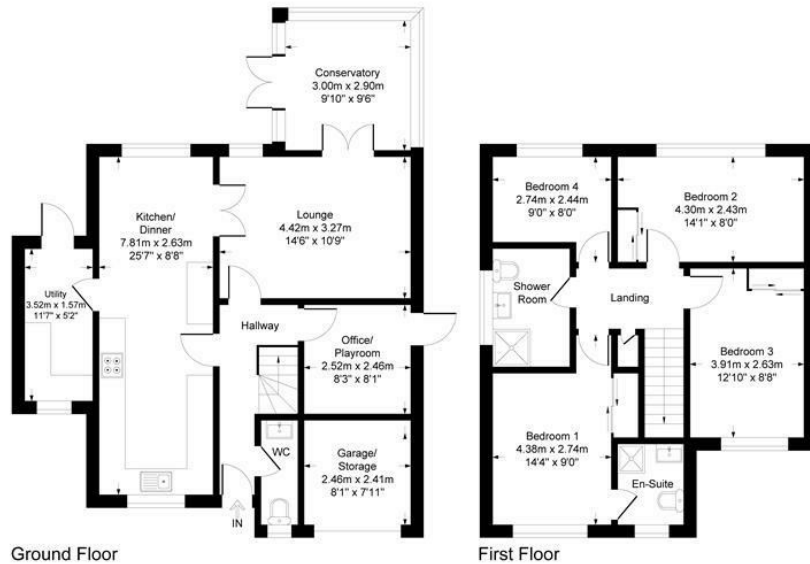
Family Shower Room

South Facing Rear Garden

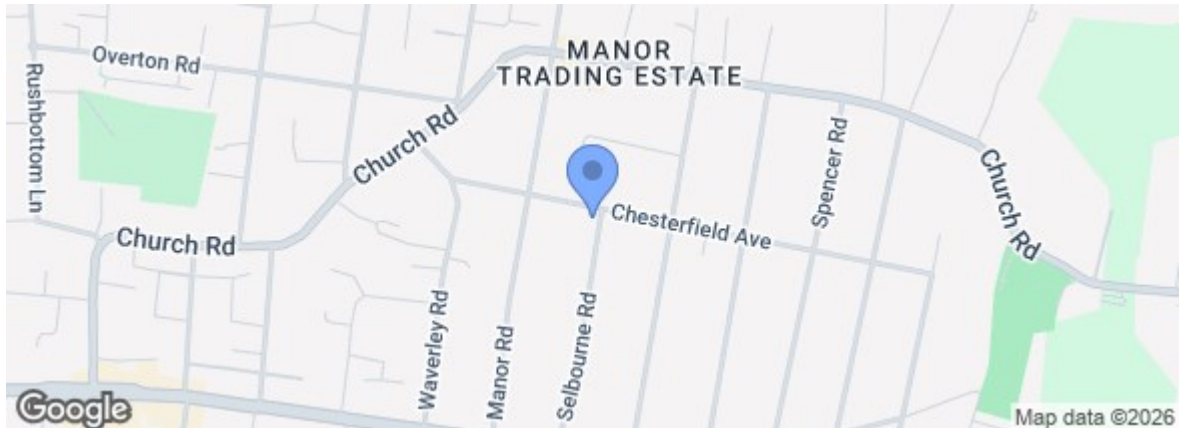
Storage Facility Previous Garage 8'7 x 8'2 (2.62m x 2.49m)

44 Chesterfield Avenue

Approximate Gross Internal Floor Area = 129.3 sq m / 1392 sq ft
(Including Garage/Storage)
Garage/Storage = 5.9 sq m / 63 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 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.