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today on 01268 777400



## High Road, Benfleet Guide price £700,000

Aspire Estate Agents are delighted to introduce this immaculate, modern and truly move-in ready five bedroom detached home with a dedicated study, integral garage and gated driveway providing parking for approximately five vehicles. The property sits within the highly regarded King John School catchment and is within walking distance of popular junior and nursery schools, making it ideal for family living.

A brand new composite Solidor front door opens to a stylish interior with Patina Oak Grey flooring and fresh décor throughout. Nest smart heating, argon-filled double glazing and new patio doors enhance comfort and efficiency, with attractive views across Boyce Hill Golf Club.

The ground floor offers a tiled porch, entrance hall with guest WC, bright lounge, separate dining room and a modern kitchen opening onto the garden. The integral garage is accessed from the kitchen and benefits from hot and cold water and an electric up-and-over door. Externally, the gated frontage provides ample off-street parking, while the rear garden features Hyperion composite decking, external power points and an outside tap.

Upstairs are four well-proportioned bedrooms, two with en suites, and a newly tiled family bathroom with Aqualisa power shower. The second floor adds a further double bedroom and a versatile study or home office with eaves storage.

Further highlights include newly fitted kitchen units with unused oven, hob and extractor, a Vaillant boiler and cylinder (approx. three years old) with magnetic filter, quality flooring and recent redecoration throughout.

The location is excellent, with Benfleet High Street and Tarpots close by for shops, cafés, pubs and award-winning restaurants, mainline rail services to London Fenchurch Street and Southend Central, easy access to

## Ground Floor

Porch

Entrance Hall: 5.26m (17'3") x 1.72m (5'8")

WC

Lounge: 7.12m (23'4") x 3.24m (10'8")

Dining Room: 3.63m (11'11") x 3.19m (10'6")

Kitchen: 4.78m (15'8") x 2.40m (7'10")

Garage: 7.48m (24'6") x 4.15m (13'7")

## First Floor

Bedroom: 4.95m (16'3") x 3.60m (11'10")

Ensuite

Bedroom: 3.82m (12'6") x 3.95m (13'0")

Ensuite

Bedroom: 3.95m (13'0") x 3.59m (11'9")

Bedroom: 2.60m (8'6") x 2.44m (8'0")

Bathroom

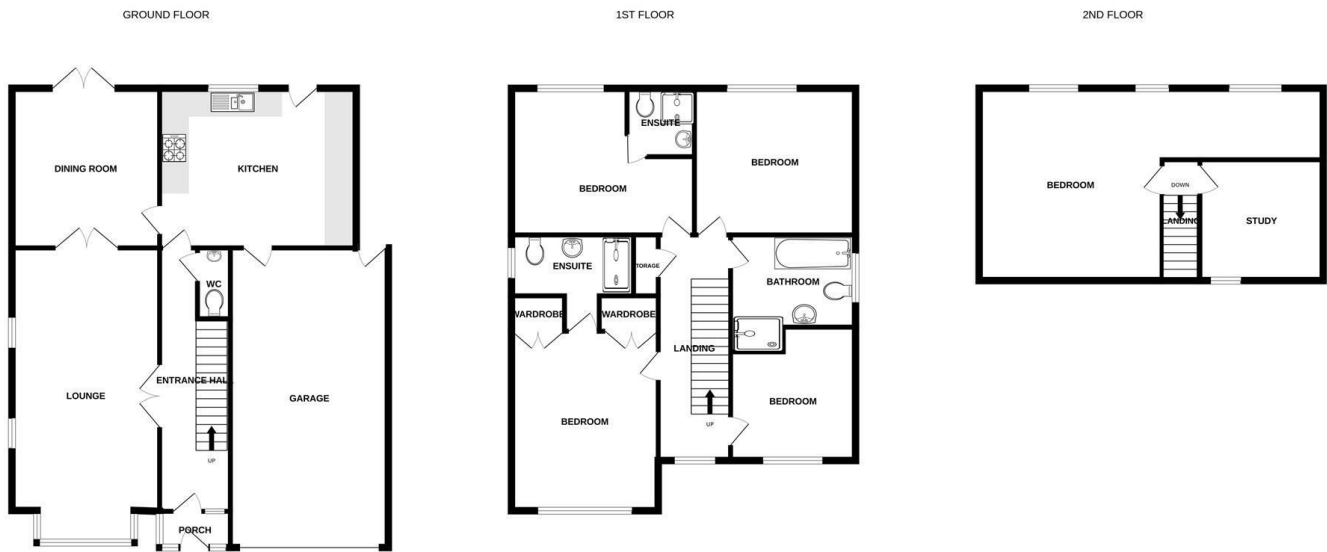
Landing/Storage

## Second Floor

Bedroom (max): 8.47m (27'9") x 4.70m (15'5")

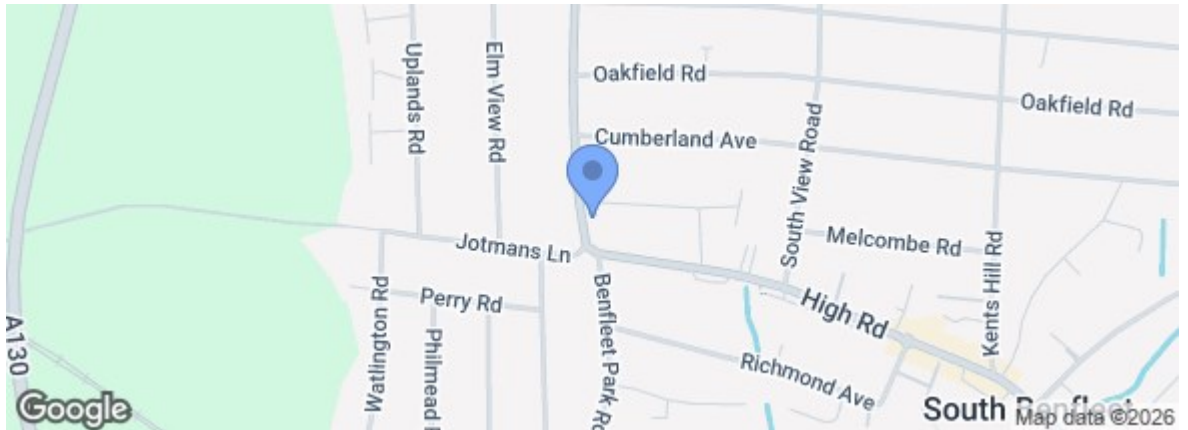
Study: 2.84m (9'4") x 2.79m (9'2")

Landing



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		73	76
(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			



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