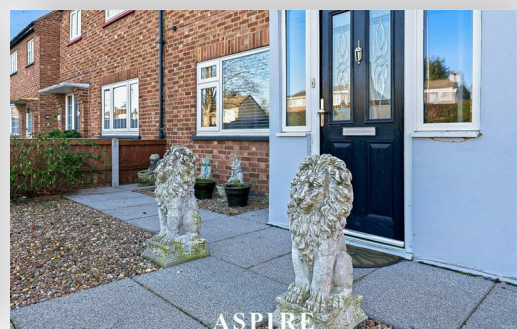
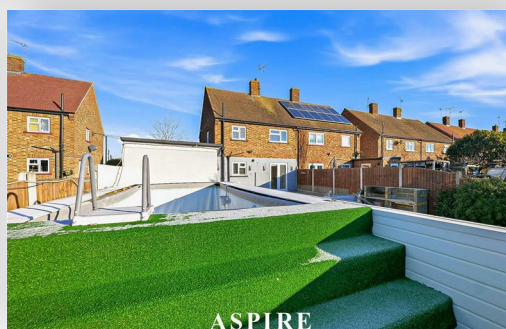


**To arrange a viewing contact us
today on 01268 777400**



High Road, Benfleet £525,000

Set in a sought-after pocket of South Benfleet, this beautifully positioned three-bedroom semi-detached home offers the perfect blend of space, comfort, and future potential, an ideal setting for modern family life.

At the heart of the home is a sun-drenched, south-facing rear garden, designed for both relaxation and entertaining. Whether it's summer barbecues, children at play, or unwinding after a long day, this impressive outdoor space delivers. Complete with a 21ft above-ground swimming pool, perfect for making the most of warmer months.

Adding real wow-factor is the outbuilding currently styled as a bar and gym, offering a versatile retreat that could suit entertaining guests, home workouts, a studio, or even a work-from-home space. For buyers with vision, the property also offers excellent potential to extend (subject to planning permission), allowing you to truly grow into your forever home.

Practicality hasn't been overlooked, with a large garage, workshop, freehold tenure, council tax band C, and the added bonus of no onward chain, ensuring a smoother and faster buying process.

Ideally located just 1.0 mile from Benfleet Station, commuting into London or surrounding areas is effortless, while a range of local schools, shops, and amenities make this a superb choice for families.

Homes offering this combination of lifestyle, location, and potential are rarely available. Early viewing is highly recommended, contact us today to discover everything this standout property has to offer.

www.aspireestateagents.co.uk

Porch

7'1" x 2'11" (2.17 x 0.9)

Hallway

6'5" x 12'9" (1.97 x 3.91)

Lounge

12'5" x 12'11" (3.8 x 3.96)

Kitchen/ Diner

18'11" x 11'0" (5.78 x 3.36)

Ground Floor Bathroom

8'7" x 3'5" (2.63 x 1.05)

Workshop

8'7" x 13'1" (2.63 x 4.01)

Garage

12'11" x 25'3" (3.96 x 7.7)

Bar

19'3" x 13'5" (5.89 x 4.09)

Gym

8'11" x 13'3" (2.73 x 4.06)

Bedroom One

12'4" x 11'1" (3.76 x 3.38)

Bedroom Two

10'5" x 11'10" (3.19 x 3.61)

Bedroom Three

8'5" x 8'4" (2.58 x 2.55)

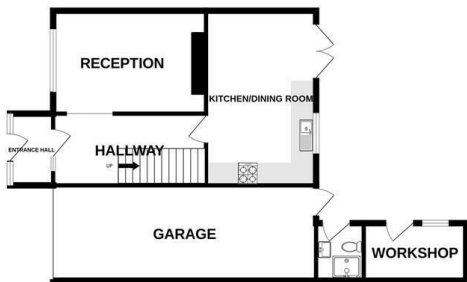
Bathroom

6'5" x 5'7" (1.96 x 1.71)

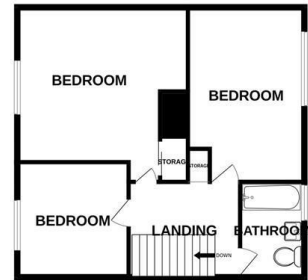
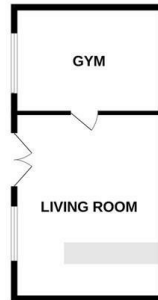
Landing

6'6" x 9'9" (2.00 x 2.98)

GROUND FLOOR
1073 sq.ft. (99.7 sq.m.) approx.



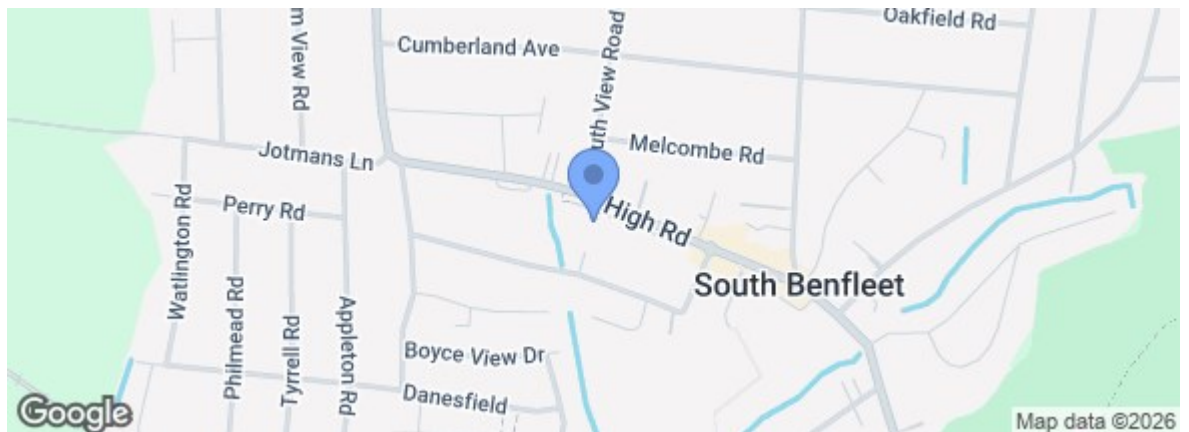
1ST FLOOR
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1726 sq.ft. (160.4 sq.m.) approx.

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		
(1-20)	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.