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ASPIRE



## Hall Farm Road, Benfleet Guide price £450,000

**\*\*GUIDE PRICE 450,000 - 475,000\*\***

A beautifully presented four double bedroom semi-detached home, ideally located close to Benfleet High Road.

This modern and spacious property has been thoughtfully extended to the rear, creating a generous and versatile living space perfectly suited to family life and entertaining.

Upstairs, the property boasts four well-proportioned double bedrooms, providing ample accommodation for growing families or those working from home. The home is finished to a modern standard throughout, offering a move-in-ready opportunity.

Externally, the property features a garage and off-street parking. Situated within easy reach of Benfleet High Road, the home benefits from convenient access to local shops, amenities, transport links, and schools.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

**ENTRANCE HALL**

10'7" w- 4'10" (3.25 w- 1.49)

**DOWNSTAIRS CLOAKROOM****LOUNGE**

12' x 9' 9 (3.66m x 2.74m 2.74m)

**DINING ROOM**

16' x 8' 6" (4.88m x 2.44m 1.83m)

**KITCHEN**

15' 8" x 9' 7 (4.57m 2.44m x 2.74m 2.13m)

**LANDING**

10'11" w- 5'10" (3.35 w- 1.78)

**MASTER BEDROOM**

18' 10" x 13' 2 (5.49m 3.05m x 3.96m 0.61m)

**BEDROOM TWO**

14' 4" x 9' 10 (4.27m 1.22m x 2.74m 3.05m)

**BEDROOM THREE**

12' 1" x 8' 7 (3.66m 0.30m x 2.44m 2.13m)

**BEDROOM FOUR**

13'1" w- 8'9" ( 3.99 w- 2.67 )

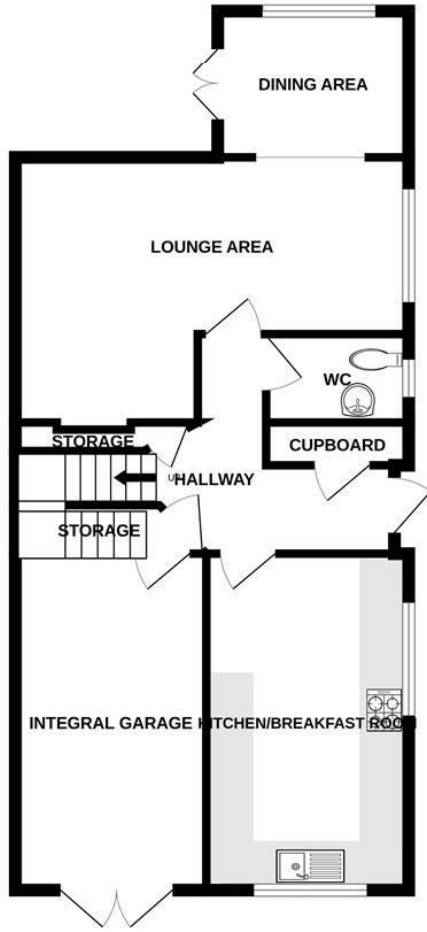
**BATHROOM****DRIVEWAY****GARAGE**

16'7" w- 8'9" (5.07 w- 2.69)

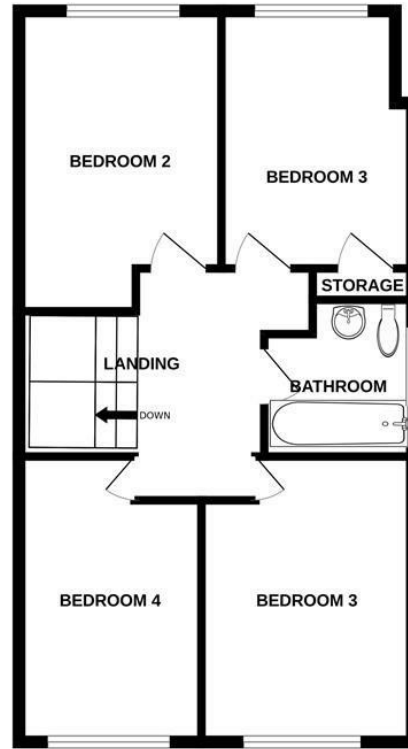
**GARDEN**

100' (30.48m)

GROUND FLOOR  
668 sq.ft. (62.1 sq.m.) approx.



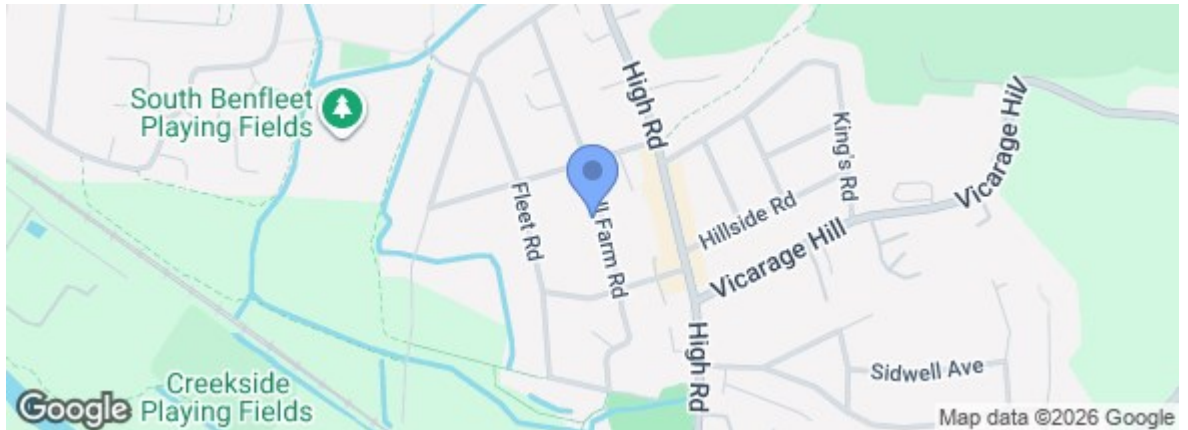
1ST FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 1276 sq.ft. (118.5 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.  
Made with Metroplan 02/06

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.