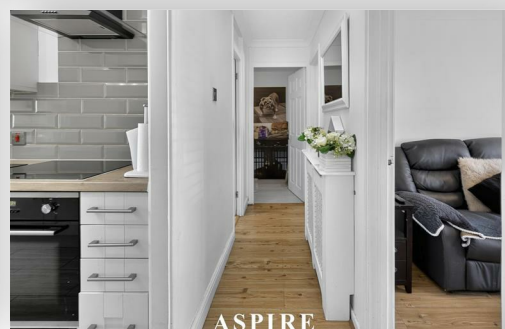


**To arrange a viewing contact us
today on 01268 777400**



Bracken Way, Benfleet Guide price £400,000

GUIDE PRICE £400,000 – £425,000

SPACE, LOCATION AND VERSATILITY – THIS IMPRESSIVE 3/4 BEDROOM SEMI-DETACHED HOME DELIVERS IT ALL, WITH TWO BATHROOMS, OFF-STREET PARKING AND THUNDERSLEY COMMON JUST MOMENTS AWAY!

The property offers a generous and flexible layout arranged over two floors. The ground floor currently provides a good-sized living room, separate dining area, kitchen, bathroom and third bedroom, along with a further room which could be utilised as a fourth bedroom or home office, depending on requirements.

To the first floor are two further well-proportioned bedrooms, together with a shower room, providing the property with the benefit of two bathrooms across the home.

The property has been well maintained with double glazing and a recently fitted boiler, while still offering plenty of scope for a new owner to make the accommodation their own.

Externally, the front has recently benefited from a recently laid paved driveway providing off-street parking, while the rear offers a low-maintenance garden together with a useful outbuilding and hot tub to remain.

The location is another major advantage, being within easy reach of Thundersley Common, local shops and supermarkets, as well as falling within the catchment area for a selection of highly regarded local schools.

With approximately 1,100 sq ft of overall accommodation this is a home offering plenty of space, flexibility and future potential.

Arrange a viewing today!

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Property Measurements

Hall 3.77m × 0.79m (12'4" × 2'7")

Living Room / Lounge 3.49m × 3.20m (11'5" × 10'6")

Dining Area 3.50m × 2.90m (11'6" × 9'6")

Kitchen 5.31m × 2.27m (17'5" × 7'5")

Landing 1.82m × 0.96m (6'0" × 3'2")

Bedroom 1 4.29m × 2.94m (14'1" × 9'8")

Bedroom 2 3.86m × 3.24m (12'8" × 10'8")

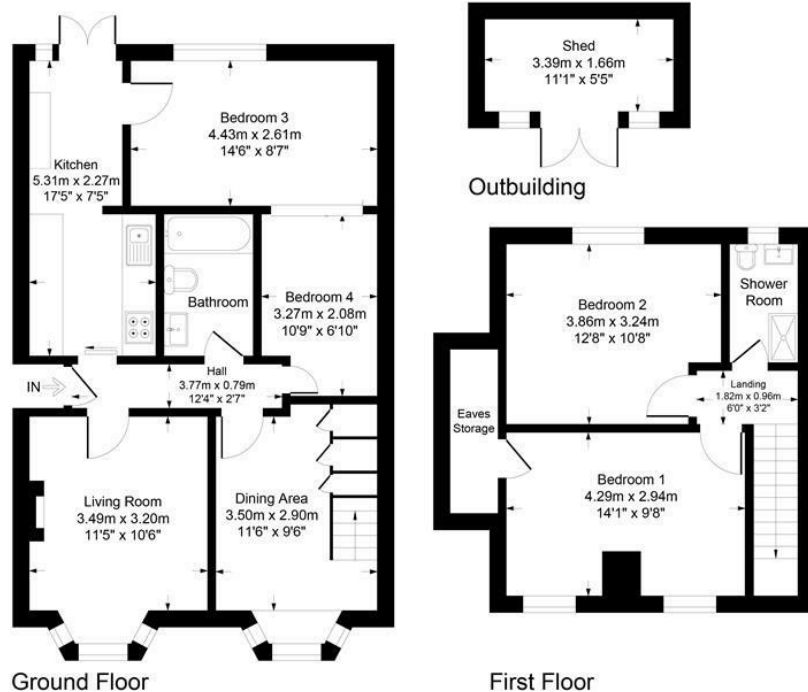
Bedroom 3 4.43m × 2.61m (14'6" × 8'7")

Bedroom 4 3.27m × 2.08m (10'9" × 6'10")

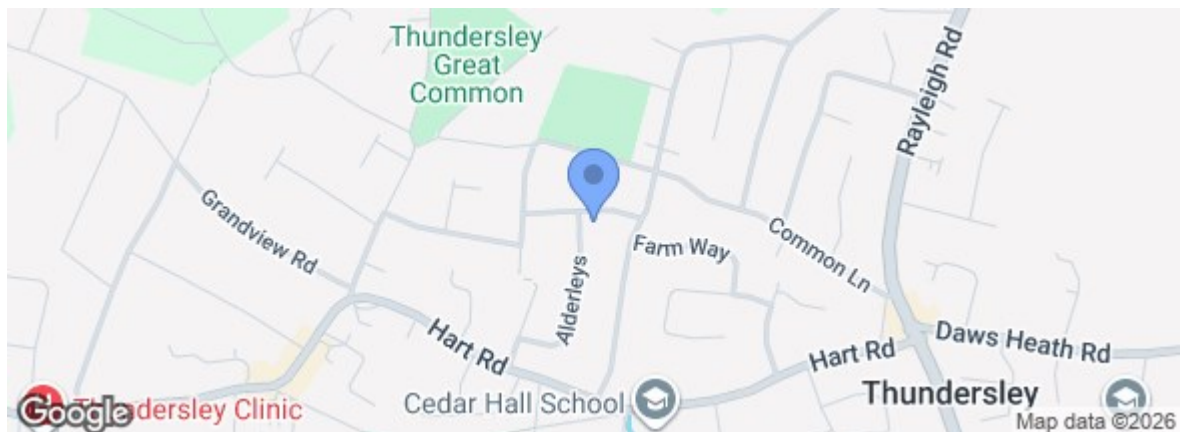
Shed / Outbuilding 3.39m × 1.66m (11'1" × 5'5")

12 Bracken way

Approximate Gross Internal Floor Area = 104.3 sq m / 1123 sq ft
(Including Outbuilding & Eaves Storage)
Outbuilding = 5.6 sq m / 60 sq ft
Eaves Storage = 2.5 sq m / 27 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.