

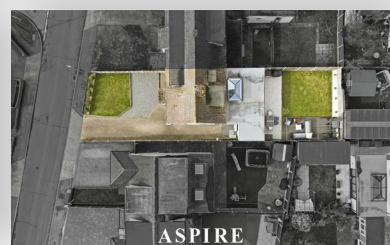
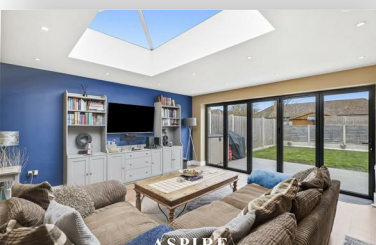
To arrange a viewing contact us  
today on 01268 777400



**SOLD**



ASPIRE



## Danesfield, Benfleet Guide price £425,000

- Four-bedroom semi-detached family home located in the highly sought-after Danesfield area of Benfleet-GUIDE PRICE £425,000-£450,000
- Extended in 2022, creating spacious and versatile accommodation ideal for modern family living
- Impressive 19ft kitchen/dining area with full-width bi-fold doors, perfect for entertaining and family life
- Additional family bathroom serving the remaining bedrooms
- Nest smart heating system, updated electrics within the last 10 years and outdoor WiFi-connected sockets
- Ideally positioned close to Benfleet mainline station, offering direct links into London and within easy reach of highly regarded schools, local amenities and major road links
- Bright and spacious living room with skylight and air conditioning, allowing plenty of natural light
- Four well-proportioned bedrooms, including two bedrooms with modern en-suite shower rooms
- Beautifully landscaped rear garden featuring a large porcelain patio, composite decking and lawn, ideal for alfresco dining
- Driveway parking for up to four vehicles, electric vehicle charging point and potential for further first floor extension (STPP)

Aspire Estate Agents are delighted to introduce this beautifully presented four-bedroom semi-detached family home, located in the highly sought-after Danesfield area of Benfleet. Ideally positioned within close proximity to Benfleet mainline station with direct links into London, the property is also conveniently located near highly regarded schools, local amenities and excellent road links, making it perfectly suited for families and commuters alike.

The home has been thoughtfully improved and extended by the current owners, including a recent extension completed in 2022, creating spacious and versatile accommodation throughout. The bright and welcoming living room benefits from air conditioning and a large skylight, allowing natural light to flood the space, while the impressive 19ft kitchen/dining area forms the heart of the home, ideal for modern family living and entertaining. This space is further enhanced by full-width bi-fold doors which open directly onto the rear garden, seamlessly blending indoor and outdoor living. The property offers four well-proportioned bedrooms, two of which benefit from modern en-suite shower rooms, including the master bedroom and office/bedroom, alongside a contemporary family bathroom. Externally, the property boasts a beautifully landscaped rear garden featuring a large porcelain patio, composite decking and lawn, creating the perfect setting for alfresco dining and outdoor entertaining. Further

## Room Measurements

### Ground Floor

- Living Room – 4.81m x 4.62m (15'9" x 15'2")
- Kitchen / Dining Room – 6.07m x 2.52m (19'11" x 8'3")
- Bedroom / Office – 3.57m x 2.07m (11'9" x 6'9")
- En-Suite – 1.90m x 1.51m (6'3" x 4'11")
- Bedroom – 4.33m x 4.01m (14'2" x 9'11")
- En-Suite – 2.98m x 1.55m (9'9" x 5'1")



### First Floor

- Bedroom – 4.84m x 3.04m (15'11" x 10'0")
- Bedroom – 4.24m x 2.52m (13'11" x 8'3")
- Bathroom – 1.78m x 1.49m (5'10" x 4'11")

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		32	77
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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