

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



## **Ivy Road, Benfleet Offers in excess of £425,000**

Aspire Estate Agents are delighted to present this stylish three-bedroom semi-detached home on Ivy Road, offering luxury kerb appeal, modern open-plan living, and a private un-overlooked garden — perfect for contemporary family life.

Aspire Estate Agents are delighted to present this beautifully presented three-bedroom semi-detached home, offering impressive luxury and contemporary living from the moment you arrive. The property has been fully rendered, creating striking kerb appeal and an elegant first impression.

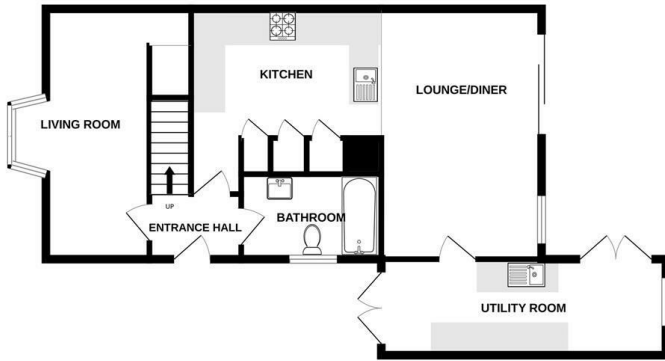
Internally, the home boasts a stunning open-plan living space featuring a sleek, modern kitchen fitted with high-quality Bosch appliances and a stylish breakfast bar. This flows seamlessly into the dining area, where large sliding doors open onto the rear garden — perfect for entertaining and everyday family living. Further ground floor accommodation includes a separate lounge, along with a versatile utility room that also lends itself well as a home office.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room.

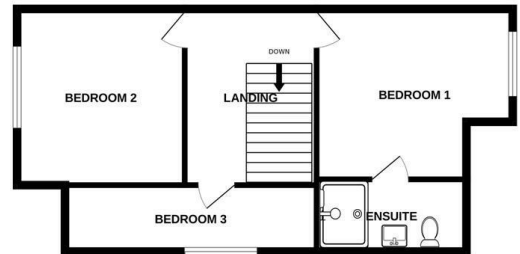
Externally, the property enjoys a private, un-overlooked rear garden, offering a peaceful and relaxing space to unwind.

Call Aspire today to arrange your viewing.

GROUND FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



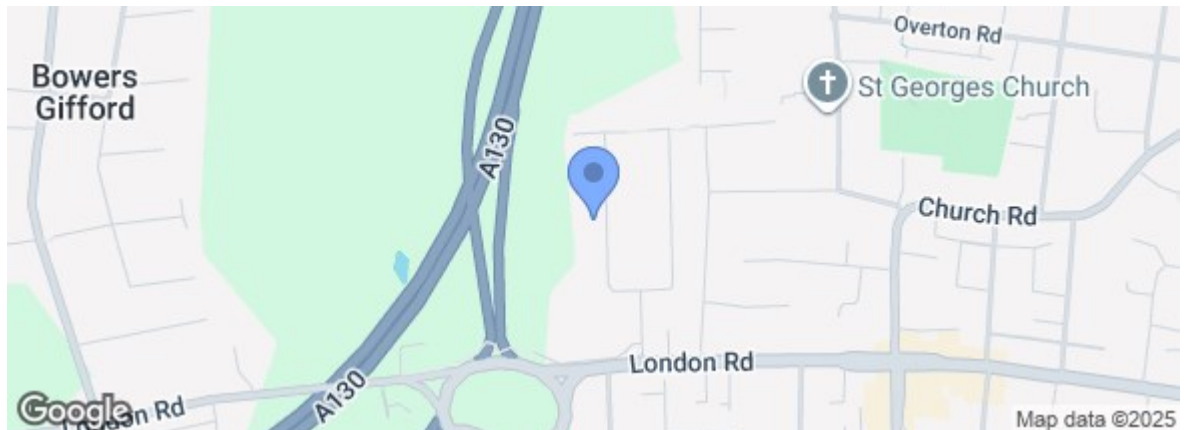
1ST FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 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 <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.