

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



Linden Leas, Benfleet Guide price £400,000

Aspire Estate Agents are delighted to present this attractive three-bedroom detached family home is ideally located within the highly sought-after Linden Leas area of Benfleet, offering convenient access to the popular Tarpots shopping parade, highly regarded local schools including The Appleton School secondary school, while still remaining close to multiple well-regarded primary schools, as well as excellent transport links. Guide Price £400,000 - £435,000

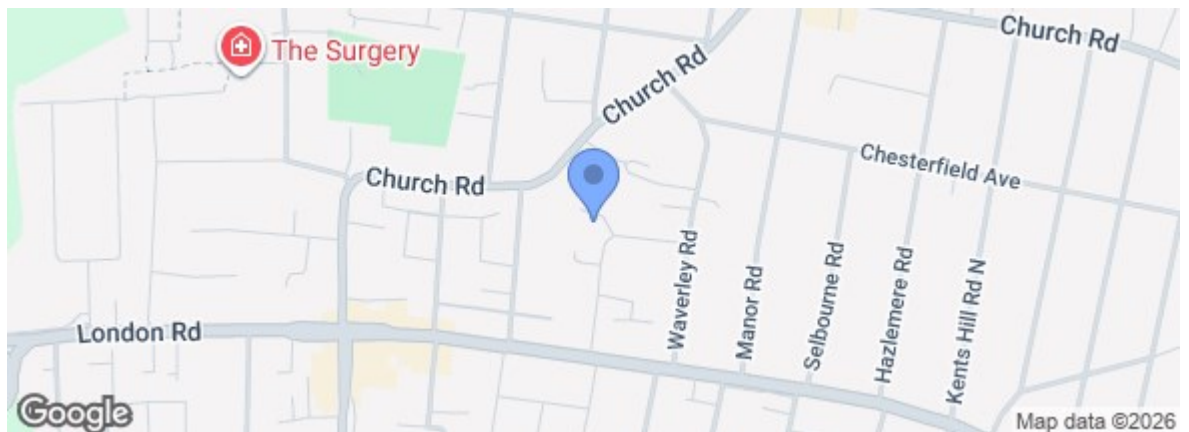
The property provides spacious and versatile accommodation throughout, making it perfectly suited to modern family living. Upon entering, you are welcomed by a porch leading into the entrance hallway, with the ground floor also benefiting from a convenient shower room. The generous living and dining room offers an excellent space for both relaxing and entertaining, while the fitted kitchen provides ample storage and workspace.

To the first floor, the property boasts three well-proportioned bedrooms alongside a family bathroom, comfortably accommodating growing families.

Externally, the home continues to impress with off-street parking for multiple vehicles and access to two separate garages, ideal for additional storage, workshop use, or further potential. There is also a built in EV car charging port at the front. The rear garden has been designed for low-maintenance enjoyment, featuring a combination of laid lawn and block paving, creating an ideal space for outdoor entertaining or relaxing.

Situated in a desirable residential location and offering fantastic potential throughout, early viewing is highly recommended to fully appreciate everything this wonderful family home has to offer.

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.