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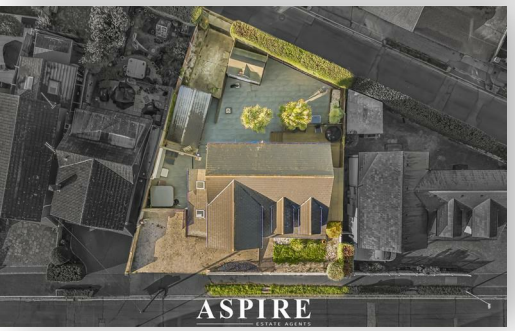






Crescent Road, Benfleet Guide price £775,000

*** NO ONWARD CHAIN *** Aspire Estate Agents are delighted to present this impressive four bedroom detached family residence, occupying a generous plot along the desirable Crescent Road in Benfleet. Offering approximately 2,513 sq ft of accommodation including the detached garage/gym, this beautifully presented home provides an exceptional amount of versatile living space, perfectly suited to modern family life.

Upon entering, a welcoming and spacious reception hallway provides access to the ground floor accommodation, where two generously proportioned living rooms offer comfortable spaces for both relaxing and entertaining. A separate dining room provides the ideal setting for family gatherings, while the beautifully appointed kitchen features extensive cabinetry, integrated appliances and a central breakfast bar. A separate utility room, ground floor cloakroom and dedicated study further enhance the practicality of this substantial home.

The first floor is equally impressive, offering four generously sized bedrooms, including a principal bedroom with fitted wardrobes, walk-in dressing area and private en-suite shower room. The second bedroom also benefits from its own en-suite, while bedrooms three and four are served by a well-appointed family bathroom.

Externally, the property continues to impress with a beautifully arranged, low maintenance rear garden featuring raised decking, patio seating areas and an additional garden outbuilding previously described as a bar, creating a wonderful setting for entertaining family and friends.

A particularly attractive feature is the secure gated rear access, leading to additional off-street parking and a detached garage currently offering flexible garage/gym accommodation. The arrangement provides excellent scope for a variety of uses, including potential annexe accommodation, subject to the necessary consents. To the front, a generous driveway provides further off-street parking.

Location
Crescent Road is ideally positioned for access to Benfleet's local amenities, reputable schools and transport connections. Benfleet Mainline Railway Station is within convenient reach, offering direct services towards London Fenchurch Street, while the nearby Boyce Hill Golf Club provides excellent recreational facilities.

With its generous proportions, flexible accommodation, excellent parking facilities and sought-after location, this outstanding family home is one that truly deserves to be viewed.

Entrance
The property is approached via a generous block-paved driveway, with a double-glazed entrance door opening into the spacious reception hallway.

Entrance Hall
91'10"'0'0"" x 19'8"'6'6"" (28'0" x 6'2")
An impressive and welcoming entrance hallway featuring attractive herringbone-style flooring, decorative coving and radiator. A staircase rises to the first-floor accommodation, with useful understairs storage and doors leading to the principal ground-floor rooms.

Living Room One
45'11"'13'1"" x 39'4"'29'6"" (14'4" x 12'9")

Living Room Two
45'11"'9'10"" x 39'4"'29'6"" (14'3" x 12'9")
A further generously sized reception room offering excellent flexibility for modern family living. Featuring double-glazed windows, radiator, decorative coving and wood-effect flooring, this welcoming space provides an ideal additional lounge, television room or entertaining area.

Kitchen / Breakfast Room
52'5"'13'1"" x 45'11"'26'2"" (16'4" x 14'8")
A spacious and beautifully appointed kitchen, thoughtfully arranged to provide both practicality and an excellent social environment.

Fitted with an extensive range of wall and base-mounted cabinetry, complemented by generous work surfaces incorporating a sink and drainer. Further features include space for a range-style cooker with extractor above, integrated dishwasher, provision for additional appliances and a central breakfast bar providing informal seating.

Double-glazed windows overlook the rear aspect, while recessed ceiling lighting, radiator and wood-effect flooring complete the room. Access is provided to the separate utility room.

Utility Room
22'11"'0'0"" x 19'8"'29'6"" (7'0" x 6'9")
A practical addition to the kitchen, providing further fitted storage cupboards, worktop space and a stainless-steel sink with drainer. Space and plumbing are available for laundry appliances, with the wall-mounted boiler also located within the room.

Additional features include tiled splashbacks, wood-effect flooring, recessed lighting, a double-glazed roof window and an external door providing access to the garden.

Dining Room
45'11"'26'2"" x 42'7"'6'6"" (14'8" x 13'2")
An excellent formal dining space, perfectly suited to family meals and entertaining guests.

The room enjoys an abundance of natural light through double-glazed windows and glazed doors opening towards the garden, creating a lovely connection between the indoor and outdoor entertaining areas.

Additional features include decorative coving, radiator and wood-effect flooring.

Study / Home Office
A dedicated home office offering an ideal environment for those working remotely.

Featuring a double-glazed window, additional roof window, radiator and wood-effect flooring. This versatile room could equally accommodate a variety of alternative uses, including a hobby room, playroom or occasional fifth bedroom, depending on individual requirements.

Ground Floor Cloakroom
Conveniently positioned off the ground-floor accommodation and fitted with a low-level WC and vanity wash-hand basin. Complemented by tiled finishes, radiator and decorative coving.

First Floor

First Floor Landing
49'2"'3'3"" x 36'1"'9'10"" (15'1" x 11'3")
A particularly spacious central landing providing access to all four bedrooms and the family bathroom.

Features include a double-glazed window, useful built-in storage, radiator, decorative coving and carpeted flooring. Access to the loft space is provided via a ceiling hatch with a drop-down ladder.

Principal Bedroom / Bedroom One

49'2"'36'1"" x 45'11"'36'1"" (15'11" x 14'11")

An impressive principal bedroom offering excellent proportions and comfortable accommodation.

Benefiting from double-glazed windows, fitted wardrobe storage, radiator, decorative coving and wood-effect flooring. The room also enjoys the convenience of its own private en-suite shower room.

Principal En-Suite Shower Room

26'2"'29'6"" x 16'4"'29'6"" (8'9" x 5'9")

A well-appointed en-suite featuring a generous shower enclosure with fitted shower system, wash-hand basin and WC.

Complemented by attractive wall tiling, heated towel rail, extractor fan, recessed ceiling lighting and tiled flooring.

Bedroom Two

52'5"'32'9"" x 32'9"'13'1"" (16'10" x 10'4")

A particularly generous second double bedroom, providing excellent accommodation for family members or visiting guests.

Featuring double-glazed windows, radiator and wood-effect flooring, with the additional benefit of a private en-suite shower room.

Bedroom Two En-Suite

22'11"'3'3"" x 16'4"'6'6"" (7'1" x 5'2")

Fitted with a shower enclosure and shower system, vanity wash-hand basin and low-level WC.

Further benefits include complementary wall tiling, heated towel rail, extractor fan, recessed ceiling lighting and tiled flooring.

Bedroom Three

45'11"'16'4"" x 42'7"'26'2"" (14'5" x 13'8")

Another excellent double bedroom offering generous floor space and flexibility for a range of furniture arrangements.

Featuring double-glazed windows, radiator, smooth ceiling and carpeted flooring.

Bedroom Four

42'7"'29'6"" x 36'1"'22'11"" (13'9" x 11'7")

A spacious fourth bedroom, comfortably accommodating a double bed and additional bedroom furniture.

Benefiting from a double-glazed window, radiator, smooth ceiling and wood-effect flooring.

Family Bathroom

32'9"'36'1"" x 19'8"'0'0"" (10'11" x 6'0")

A beautifully presented family bathroom comprising a panelled bath with fitted shower and glass shower screen, vanity wash-hand basin and low-level WC.

Additional features include complementary wall tiling, heated towel rail, extractor fan, recessed ceiling lighting, tiled flooring and an obscure double-glazed window providing natural light and privacy.

Exterior & Additional Accommodation

Rear Garden

The property enjoys an attractive, thoughtfully arranged rear garden, designed with both relaxation and outdoor entertaining in mind.

A raised decked seating area provides an inviting space immediately outside the property, with steps leading down to a paved patio and further garden areas.

Established planting, shrubs and trees create an appealing setting, while the low-maintenance layout makes the space ideal for busy family life.

Further benefits include gated access and a separate garden outbuilding, providing additional opportunities for entertaining.

Garden Bar / Outbuilding

55'9"'16'4"" x 19'8"'26'2"" (17'5" x 6'8")

An excellent addition to the outdoor accommodation, currently arranged as a garden bar and entertaining space.

Featuring double-glazed windows, French doors and wood-effect flooring, this versatile outbuilding provides an ideal setting for social gatherings, family celebrations or relaxing with friends.

Secure Gated Rear Parking

A particularly desirable feature of the property is the additional parking available to the rear.

Wrought-iron double gates provide access to a secure off-street parking area, with further access to the rear garden and detached garage/gym.

This arrangement offers excellent flexibility for households requiring additional vehicle parking or storage.

Detached Garage / Gym

62'4"'16'4"" x 32'9"'26'2"" (19'5" x 10'8")

A substantial detached garage, currently offering

versatile garage and gym accommodation.

Benefiting from double entrance doors, power and lighting, the building provides an excellent space for vehicle storage, fitness equipment or additional hobbies.

The rear arrangement may also offer potential for alternative uses, including annexe-style accommodation, subject to the necessary planning permissions and building regulations.

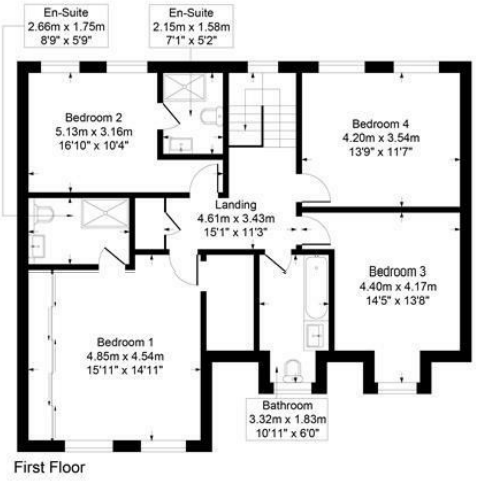
Frontage & Driveway

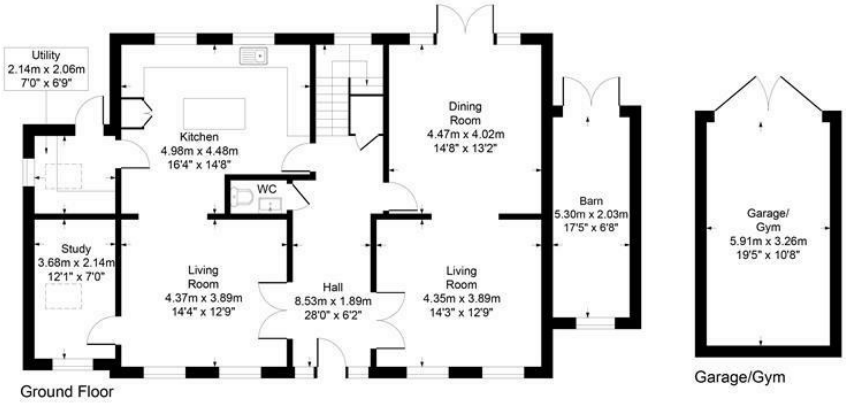
The property enjoys an attractive frontage with a substantial block-paved driveway providing ample off-street parking.

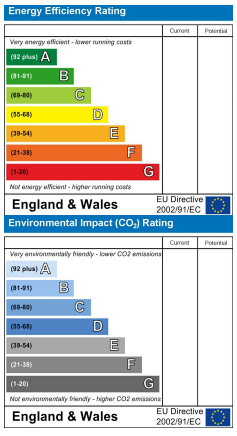
An area of lawn, together with established shrubs and planting, complements the approach to the property, creating an inviting first impression.

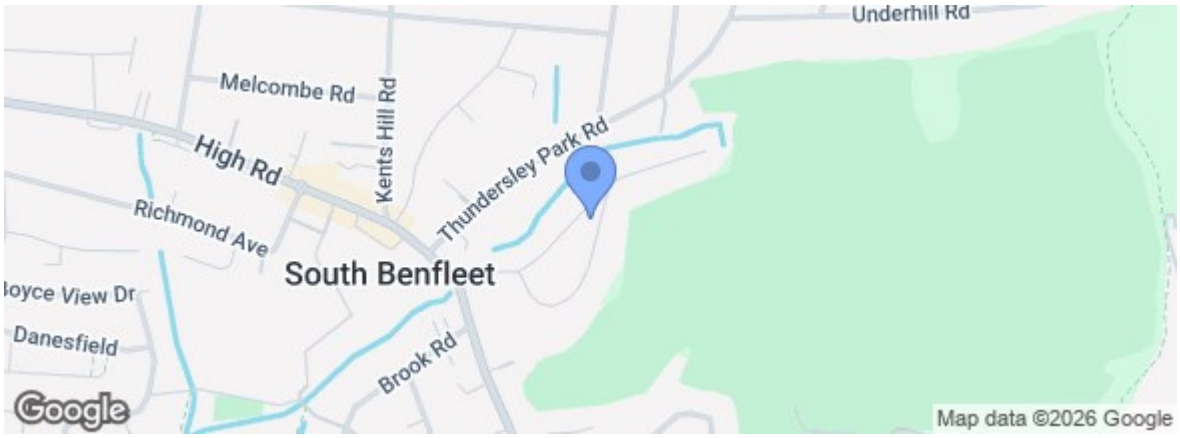
49 Crescent Road

Approximate Gross Internal Floor Area = 233.5 sq m / 2513 sq ft
(Including Garage / Gym)
Garage / Gym = 19.2 sq m / 207 sq ft









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