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today on 01268 777400



## Downer Road North, Benfleet Offers in excess of £500,000

Four bedroom detached family home, offered to the market with no onward chain and situated in a popular Benfleet location.

The property offers spacious and versatile accommodation throughout, making it an ideal choice for families, upsizers or buyers looking for a home they can move into without delay. Internally, the home provides well proportioned living space, four bedrooms, a family bathroom and plenty of potential to suit a range of lifestyles.

Externally, the property benefits from ample off street parking, a garage and a good sized rear garden, giving the home excellent practicality both inside and out.

Located within Benfleet, the property is well placed for local schools, shops, transport links and open spaces, making this a fantastic family home in a highly desirable area.

## **ENTRANCE HALL**

## **LOUNGE**

21'4 x 17'2 (6.50m x 5.23m)

## **KITCHEN**

17'1 x 7'2 (5.21m x 2.18m)

## **DOWNSTAIRS CLOAKROOM**

## **CONSERVATORY**

14'10 x 7'10 (4.52m x 2.39m)

## **LANDING**

## **BATHROOM**

7'2 x 5'9 (2.18m x 1.75m)

## **MASTER BEDROOM**

12'0 x 10'11 (3.66m x 3.33m)

## **BEDROOM TWO**

12'2 x 7'11 (3.71m x 2.41m)

## **BEDROOM THREE**

11'11 x 9'0 (3.63m x 2.74m)

## **BEDROOM FOUR**

11'1 x 6'0 (3.38m x 1.83m)

## **GARDEN**

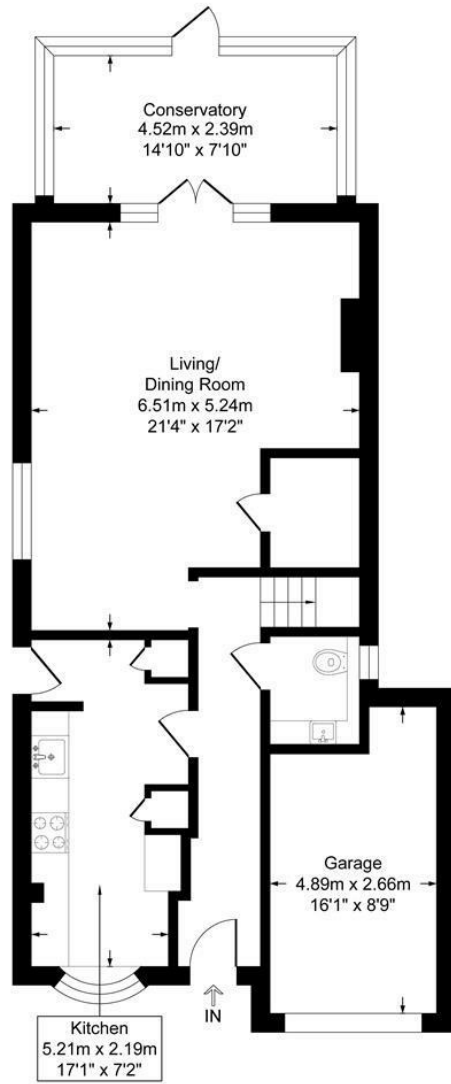
## **GARAGE**

16'1 x 8'9 (4.90m x 2.67m)

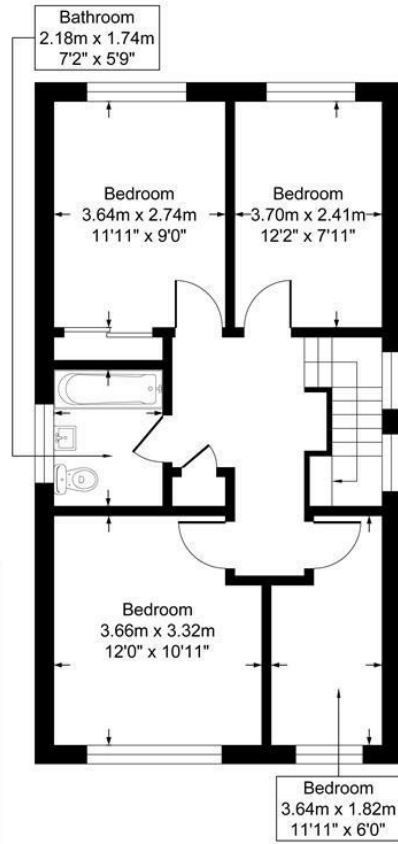
## **DRIVEWAY**

# Downer Road North

Approximate Gross Internal Floor Area = 135.5 sq m / 1459 sq ft



Ground Floor



First Floor

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.