

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



Elmhurst Avenue, Benfleet Guide price £800,000

GUIDE PRICE £800,000 - £850,000. Set over three floors, this stunning family home offers spacious accommodation throughout. With a generous lounge and kitchen / breakfast room plus a separate dining room you will be able to entertain family and friends in style. Boasting seven bedrooms, including a master suite with it's own shower room. There is also a luxury four piece bathroom plus a further shower room for the whole family to enjoy. The property has a large well maintained garden, perfect for relaxing over the long summer days. With a larger than average garage and ample off road parking for you and your visitors, located in a sought after location in South Benfleet close to the Appleton School and within easy reach of shops, bars, restaurants, amenities and transport links. You have all that you and your family need close to hand. This is not one to be missed so call today to secure your viewing.

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Front Elevation

Block paved driveway providing ample off road parking leading to entrance and garage, side gated access to rear garden.

Hallway

Smooth ceiling, wood effect laminate flooring, stairs leading to first floor, double glazed door to front, doors leading to

Downstairs Cloakroom

Smooth Ceiling, Two piece suite comprising wash hand basin set in vanity unit and low level w.c, fully tiled walls, radiator, obscure double glazed window to side, wall mounted lighting.

Lounge

17' 10" x 12' (5.18m x 3.66m)

Smooth ceiling with coving, Feature fireplace, radiator x 2 , double glazed obscure windows to side, double glazed windows and French doors to rear garden, wall mounted lighting,

Dining Room

12' x 10' 5" (3.66m x 3.05m 1.52m)

Radiator, dado rail, double glazed leaded window to front, coved cornicing to ceiling.

Kitchen / Breakfast Room

15'1 x 11'3 (4.60m x 3.43m)

Range of base units with granite work surface above incorporating one and a half bowl sink and drainer with mixer tap, space for range cooker with extractor hood over, space for fridge freezer and dishwasher, breakfast bar, double glazed window to rear, double glazed obscure door to side, coved cornicing to ceiling with fitted spotlights.

Utility Room

7'1 x 6' (2.16m x 1.83m)

Range of wall and base units with granite worksurface over incorporating sink and drainer with mixer tap, space for washing machine, double glazed obscure window to side

First Floor Landing

Fitted carpet, doors to:

Bedroom One

16'6 x 11'3 (5.03m x 3.43m)

Fitted carpet, radiator, fitted wardrobes, double glazed window to rear, hidden entrance to En suite

En-Suite

Three piece suite comprising double walk-in shower, wall mounted wash hand basin with mixer tap and low level w.c, tiled flooring, fully tiled walls, heated towel rail, obscure double glazed window to side.

Bedroom Two

12'2 x 9'5 (3.71m x 2.87m)

Fitted carpet, radiator, double glazed window to rear, coved cornicing to ceiling.

Bedroom Three

12'2 x 8'7 (3.71m x 2.62m)

Fitted carpet, radiator, double glazed window to front, built-in wardrobe, coved cornicing to ceiling.

Bedroom Four

11'9 x 11'7 (3.58m x 3.53m)

Fitted carpet, radiator, double glazed window to front, coved cornicing to ceiling

Bathroom

Four piece suite comprising freestanding bath with mixer tap and hand held shower attachment, shower, wall mounted wash hand basin set in vanity unit with mixer tap and low level w.c, tiled flooring, fully tiled walls, heated towel rail, obscure double glazed window to side, ceiling with fitted spotlights.

Second Floor Landing

Fitted carpet, airing cupboard / wardrobe, doors to:

Bedroom Five

12' x 11'9 (3.66m x 3.58m)

Fitted carpet, radiator, double glazed bi-folding doors to Juliet balcony, ceiling with fitted spotlights.

Bedroom Six

13'5 x 11'9 (4.09m x 3.58m)

Fitted carpet, radiator, fitted cupboard with shelving, double glazed bi-folding doors to Juliet balcony, ceiling with fitted spotlights.

Bedroom Seven

22'8 x 7'4 (6.91m x 2.24m)

Fitted carpet, radiator, fitted cupboard with shelving, eaves storage, access to plant room, sky lights.

Shower Room

Three piece suite comprising double shower, pedestal wash hand basin with mixer tap and low level w.c, tiled flooring, fully tiled walls, heated towel rails, obscure double glazed window to side, ceiling with fitted spotlights.

Rear Garden

80 (24.38m)

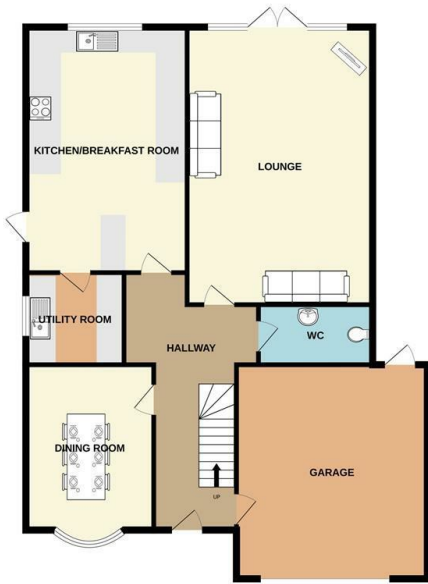
Rear Garden

South Facing rear garden, paved patio leading to well maintained lawn with mature shrub borders, side gated access to front.

Garage

One a half size garage with electric roller door with added insulation.

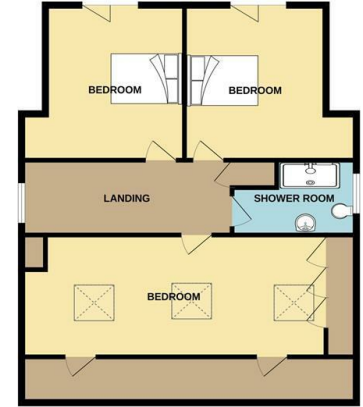
GROUND FLOOR
1322 sq.ft. (122.8 sq.m.) approx.



1ST FLOOR
1217 sq.ft. (113.1 sq.m.) approx.



2ND FLOOR
870 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA : 3410 sq.ft. (316.8 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 | 84 |
| (81-91) B | 75 |
| (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 | |



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