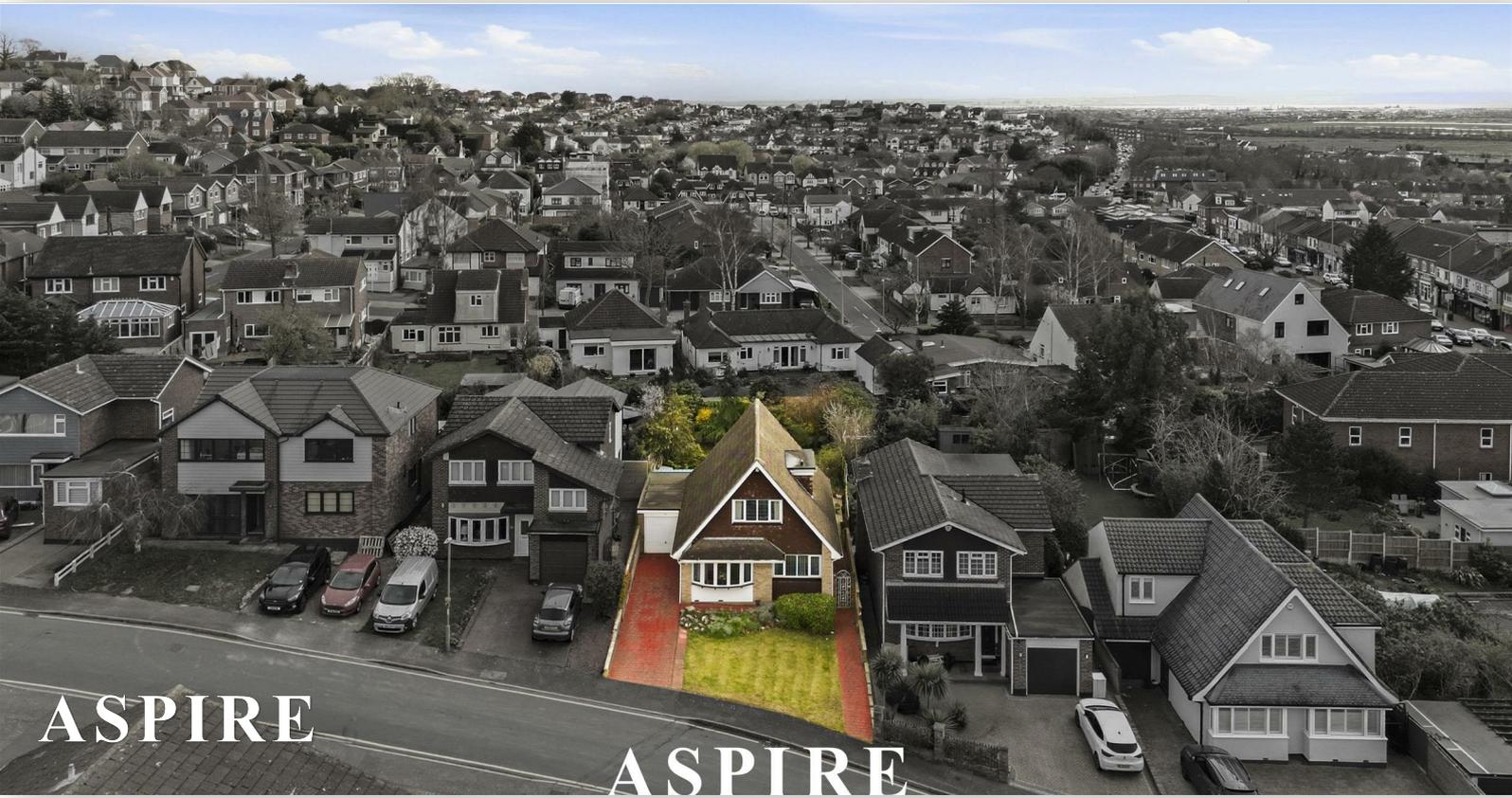


To arrange a viewing contact us  
today on 01268 777400



## Boyce Green, Benfleet Guide price £400,000

Guide Price £400,000 – £425,000 | No Onward Chain

Aspire Estate Agents are delighted to introduce this fantastic opportunity to acquire a spacious 2/3 bedroom detached home, ideally positioned within the highly sought-after Boyce Green area of Benfleet. Renowned for its quiet residential setting and strong community feel, this prime location is within easy walking distance of Benfleet Station, offering direct links into London Fenchurch Street – ideal for commuters.

This well-maintained home offers generous room sizes throughout, including a substantial living room, a separate reception room which could easily serve as a third bedroom, and a well-proportioned kitchen. The layout provides excellent flexibility for a range of buyers, whether you are a growing family, downsizer or investor looking to add value. Upstairs, two large bedrooms are complemented by useful eaves storage and a convenient W.C., enhancing the practicality of the home.

Externally, the property benefits from off-street parking via a private driveway and garage, along with a beautifully maintained sunny rear garden, perfect for relaxing, entertaining or enjoying outdoor family time.

While the property would benefit from modernisation, it has clearly been lovingly cared for over the years, presenting a superb opportunity for a buyer to update and personalise to their own taste. A key feature is the excellent scope to extend (STPP), with the potential to significantly increase the footprint and create a truly impressive long-term family home.

Situated close to highly regarded local schools, amenities, green spaces and excellent road links, this property combines location, space and potential in equal measure. Opportunities like this in Boyce Green are rarely available, making early viewing strongly advised.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

## Ground Floor

Living Room – 6.61m x 3.65m (21'8" x 12'0")

Reception Room / Bedroom 3 – 3.66m x 2.88m (12'0" x 9'5")

Kitchen – 3.67m x 2.81m (12'0" x 9'3")

Bathroom – 2.20m x 1.91m (7'3" x 6'3")

Hallway – 4.54m x 2.21m (14'11" x 7'3")

## External / Additional

Garage – 5.20m x 2.60m (17'1" x 8'6")

Store – 2.60m x 1.77m (8'6" x 5'10")

## First Floor

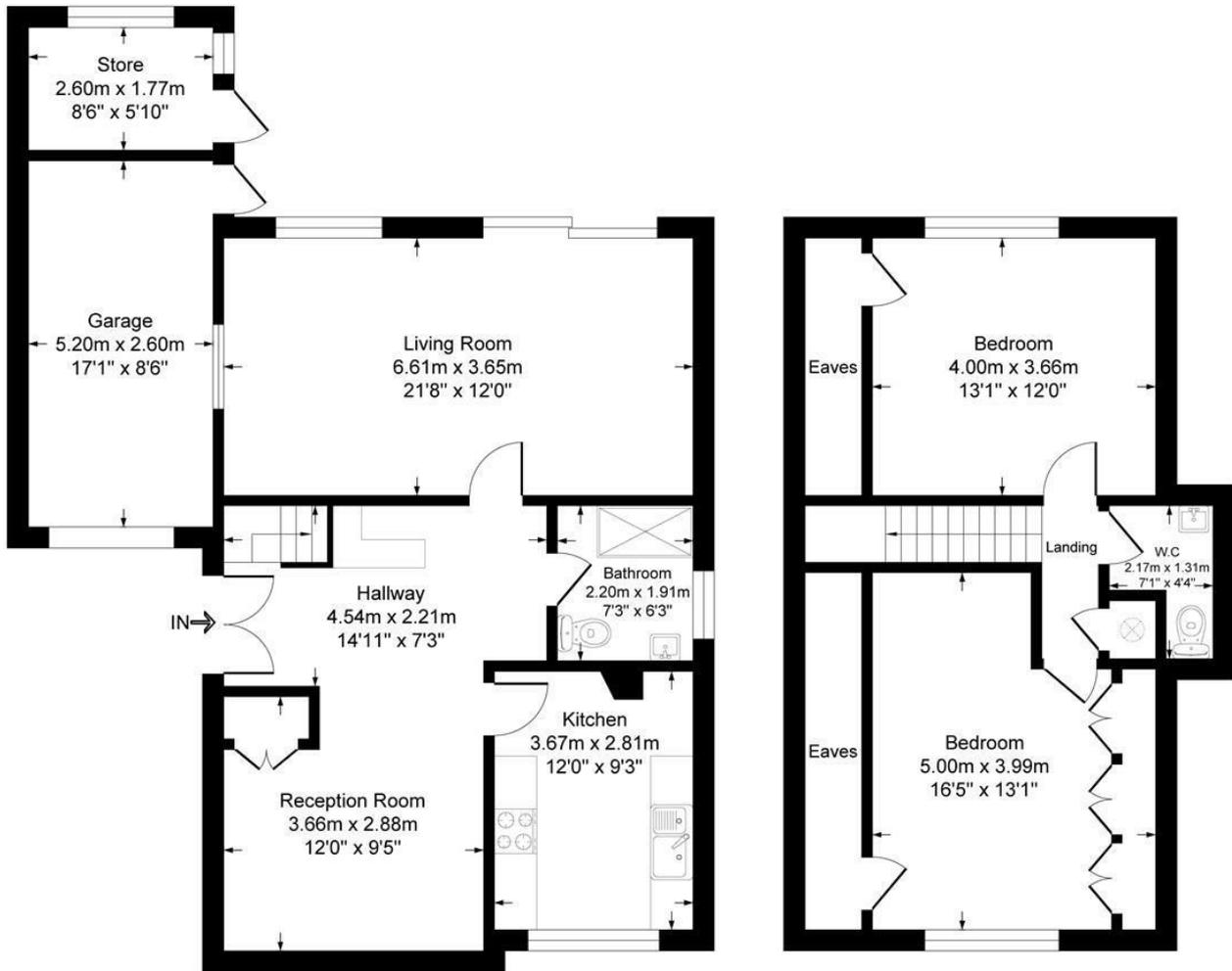
Bedroom 1 – 5.00m x 3.99m (16'5" x 13'1")

Bedroom 2 – 4.00m x 3.66m (13'1" x 12'0")

W.C – 2.17m x 1.31m (7'1" x 4'4")

# Boyce Green

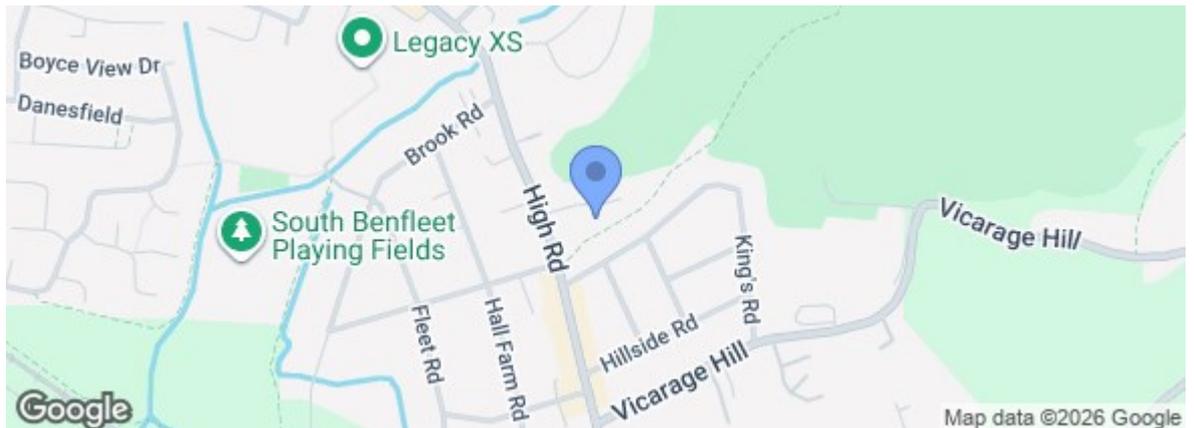
Approximate Gross Internal Floor Area = 107.3 sq m / 1156 sq ft  
 Garage Area = 18.5 sq m / 199 sq ft  
 Total Area = 125.8 sq m / 1355 sq ft



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.