

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



Avondale Road, Benfleet Offers over £650,000

Aspire Estate Agents are delighted to introduce this beautifully presented executive four-bedroom family home, ideally located in a peaceful and convenient part of South Benfleet, just a short distance from Benfleet Train Station. Built in 2021, this impressive property combines contemporary design, generous living spaces, and high-quality finishes throughout, perfect for modern family living.

The home welcomes you with a bright and spacious entrance hallway, finished with tiled flooring, underfloor heating, and elegant lighting. To the front sits a stylish living room, filled with natural light and offering a relaxing space for family life or entertaining guests.

At the heart of the home is a stunning open-plan kitchen and dining area, featuring sleek modern cabinetry, marble-effect worktops, integrated appliances, and elegant bi-folding doors that open onto the west-facing rear garden. This seamless connection between indoor and outdoor spaces creates the perfect setting for summer entertaining or relaxed family gatherings.

The ground floor also benefits from a well-equipped utility room and a contemporary cloakroom, both finished to the same high standard.

Upstairs, you'll find four generously sized bedrooms, including a luxurious master suite complete with fitted storage and a stylish en-suite shower room. The additional bedrooms are versatile and spacious, ideal for family living or a home office setup. The family bathroom offers a sleek and modern design with high-quality fixtures and fittings.

Externally, the property boasts a beautifully maintained west-facing rear garden, mainly laid to lawn with a paved seating area, perfect for outdoor dining. To the front, a block-paved driveway provides ample parking for multiple vehicles.

Ground Floor

Entrance Hallway: 26'7" x 7'0" (8.10m x 2.13m)

Living Room: 20'8" x 11'0" (6.29m x 3.35m)

Kitchen/Dining Room: 20'6" x 18'11" (6.24m x 5.76m)

Utility Room: 7'11" x 7'4" (2.41m x 2.23m)

Ground Floor Cloakroom: 7'11" x 2'9" (2.41m x 0.84m)

First Floor

Landing: 14'11" x 4'2" (4.54m x 1.27m)

Master Bedroom: 17'3" x 10'9" (5.25m x 3.27m)

En-Suite: 6'7" x 5'5" (2.01m x 1.65m)

Bedroom 2: 17'11" x 9'11" (5.46m x 3.02m)

Bedroom 3: 17'6" x 8'2" (5.33m x 2.49m)

Bedroom 4: 13'7" x 7'5" (4.14m x 2.26m)

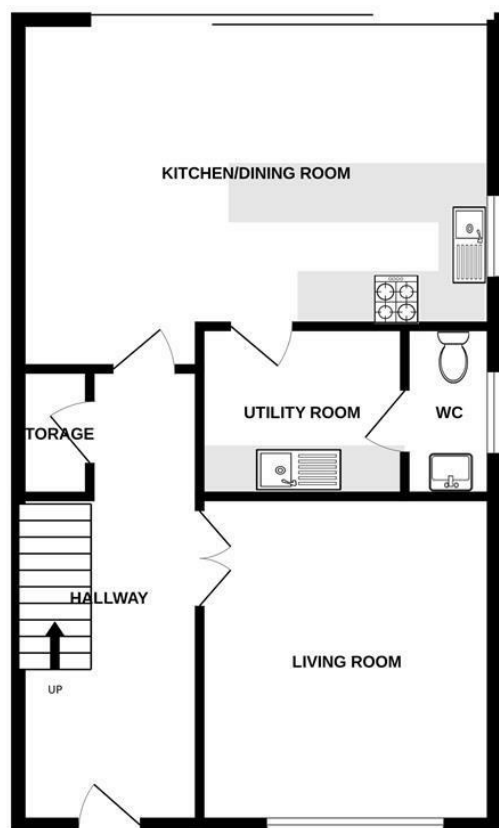
Family Bathroom: 8'0" x 6'4" (2.44m x 1.93m)

External Areas

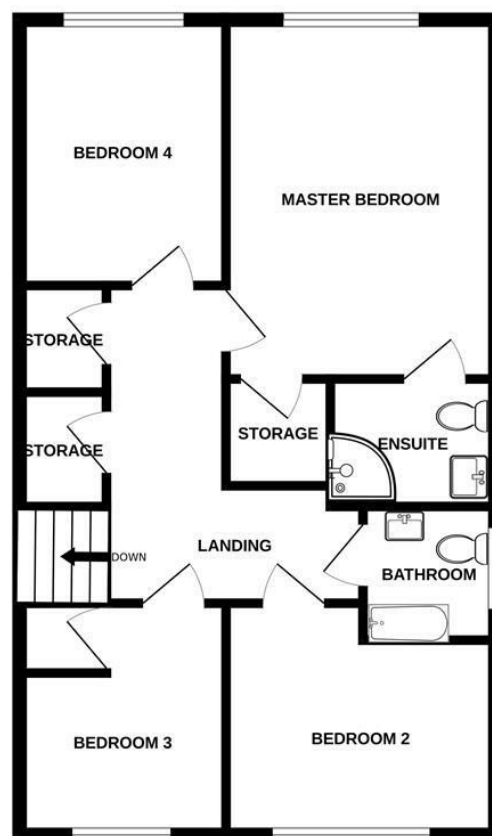
Rear Garden: Paved seating area leading to lawned garden (west-facing)

Front of Property: Block-paved driveway providing parking for up to three vehicles

GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



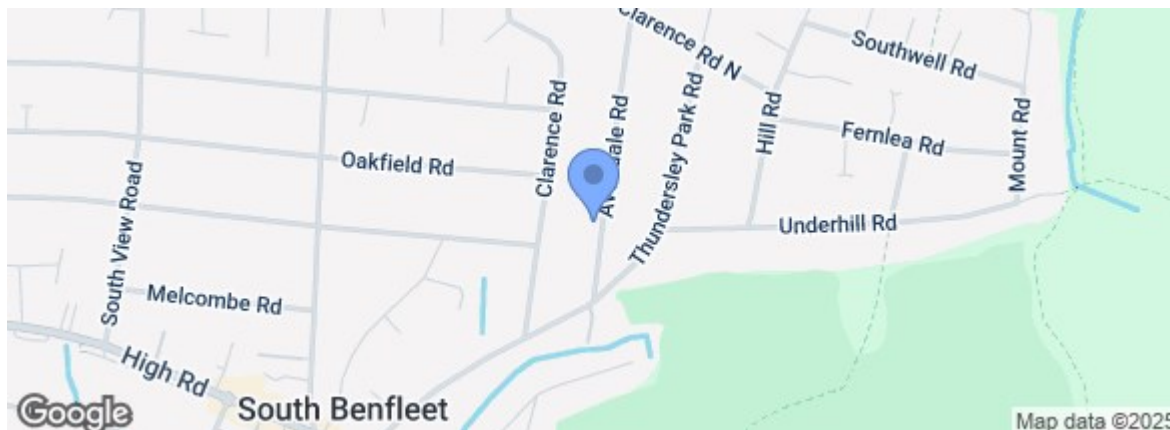
1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.1 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		86 92
(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		



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