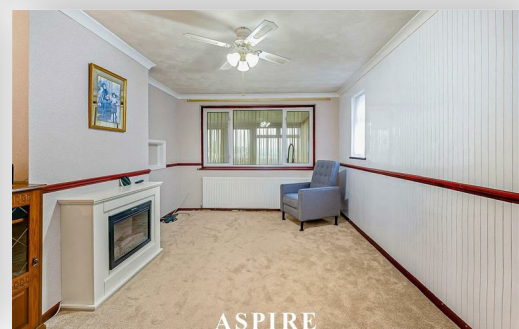
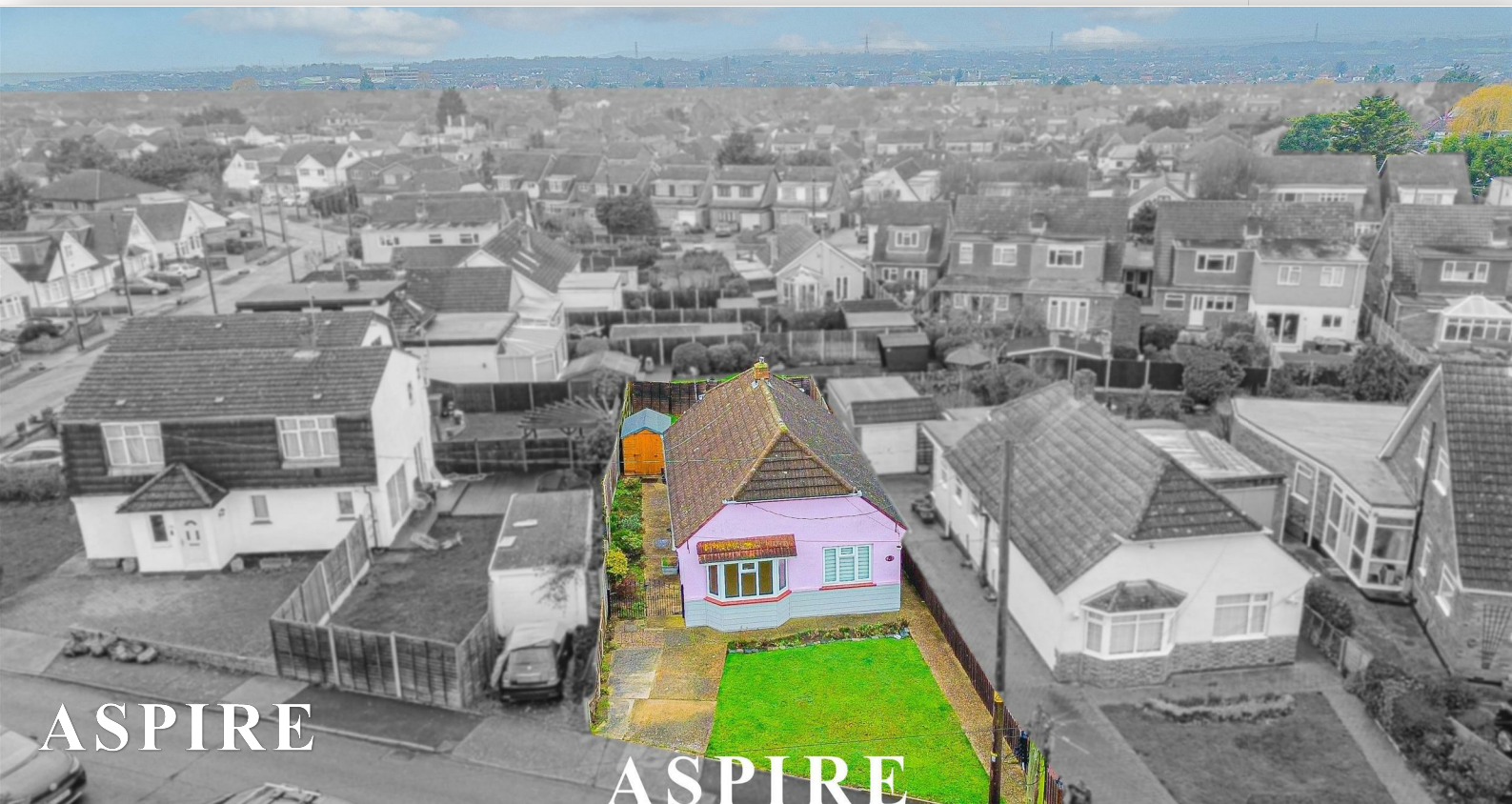


***To arrange a viewing contact us  
today on 01268 777400***



## **Stanley Road, Benfleet £375,000**

Offered to the market with no onward chain, this well-presented two bedroom detached bungalow provides spacious, flexible accommodation ideal for downsizers, couples, or small families.

The property features a fitted kitchen, a bright and welcoming lounge, and a conservatory to the rear, which provides valuable additional living space and creates a peaceful environment to enjoy views over the garden all year round.

Both bedrooms are well-proportioned, offering comfortable and versatile accommodation, while the wet room adds practicality, convenience, and accessibility.

Externally, the bungalow benefits from a well-kept rear garden, ideal for relaxing and entertaining, along with ample off-street parking to the front of the property.

Located in a highly desirable residential area, this home offers a fantastic opportunity to secure a detached bungalow with strong fundamentals, excellent space, and future potential in a popular setting. Early viewings are strongly recommended.

Hallway

Living Room: 15'7" x 10'4" (4.76m x 3.17m)

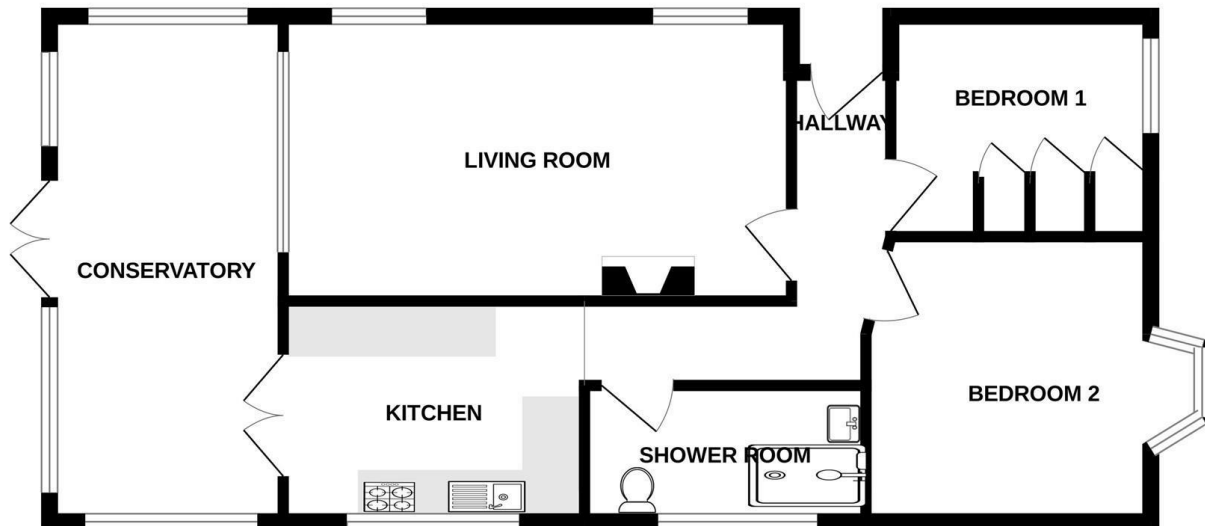
Kitchen: 11'8" x 8'7" (3.56m x 2.62m)

Conservatory: 16'3" x 8'10" (4.98m x 2.71m)

Bedroom One: 13'3" x 10'5" (4.05m x 3.20m)

Bedroom Two: 10'4" x 8'5" (3.17m x 2.57m)

Wet room



| 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.