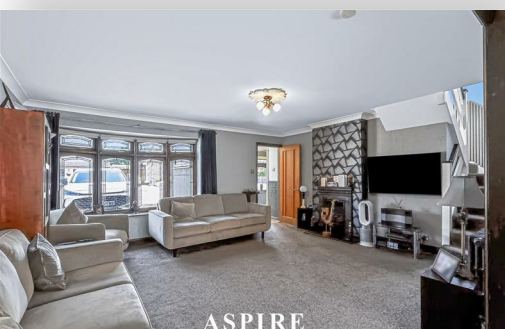


To arrange a viewing contact us
today on 01268 777400



Manor Road, Benfleet Guide price £475,000

GUIDE PRICE £475,000 to £500,000

Aspire are pleased to present this spacious detached family home in a sought after Benfleet location, offering a flexible layout, three double bedrooms, three bathrooms, off street parking and a west facing rear garden.

www.aspireestateagents.co.uk

Originally designed as a four bedroom home in which bedroom four has been converted into an en suite and can easily be put back, the property now provides three excellent double bedrooms to the first floor, along with a ground floor study or optional fourth bedroom, making it ideal for families, those working from home, or anyone needing adaptable living space.

12'8" x 11'1" (3.86m x 3.38m)

Ensuite

9'3" x 7'8" (2.82m x 2.34m)

Bedroom Two

14'7" x 12'1" (4.45m x 3.68m)

The ground floor offers a welcoming entrance hall, two reception rooms, a modern fitted kitchen with integrated appliances, and a convenient shower room. A particularly unique feature is the lift from the entrance hallway to bedroom two, providing added accessibility and making the home suitable for a range of needs.

Bedroom Three

12'3" x 8'2" (3.73m x 2.49m)

Bathroom

7'4" x 6'6" (2.24m x 1.98m)

Upstairs, the main bedroom benefits from its own ensuite shower room, while the further two double bedrooms are served by a family bathroom.

Externally, the property offers a driveway providing off street parking for three vehicles. To the rear, there is a 30ft west facing garden, designed with low maintenance in mind, creating a sunny and easy to enjoy outdoor space.

The home is well positioned within Benfleet, close to local amenities, schools and transport links, making it a strong choice for families and commuters alike.

Additional benefits include solar panels, which generated approximately £1,800 income last year.

Entrance Hall

Ground Floor Shower Room

4'9" x 3'3" (1.45m x 0.99m)

Bedroom Four / Study

15'7" x 7'7" (4.75m x 2.31m)

Lounge

16'6" x 14'4" (5.03m x 4.37m)

Dining Room

11'0" x 8'8" (3.35m x 2.64m)

Kitchen

11'6" x 10'3" (3.51m x 3.12m)

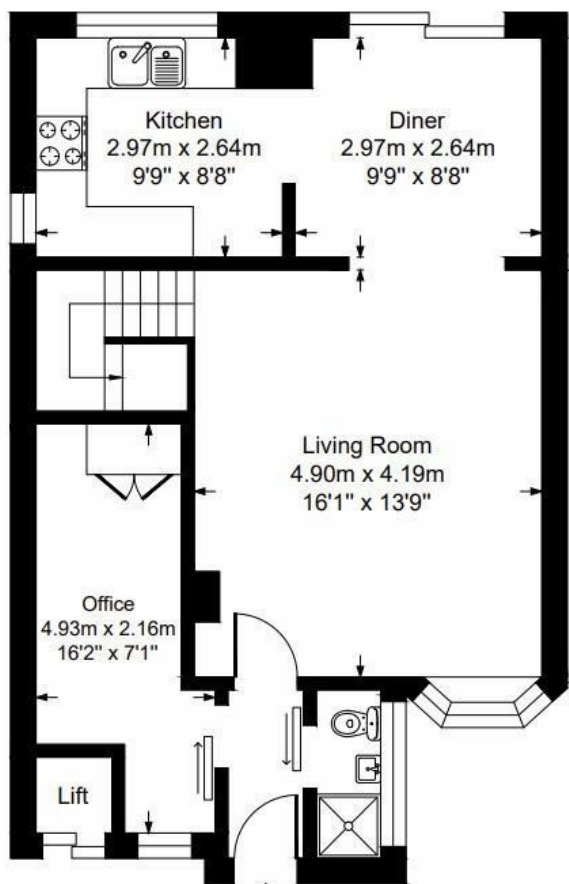
Landing

6'3" x 5'3" (1.91m x 1.60m)

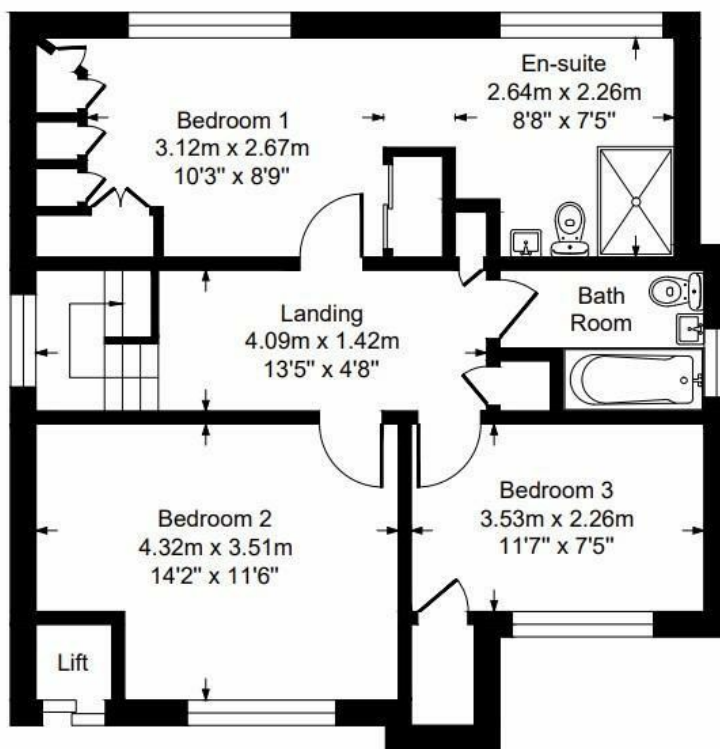
Bedroom One

Manor Road

Approximate Gross Internal Floor Area = 116.1 sq m / 1250 sq ft

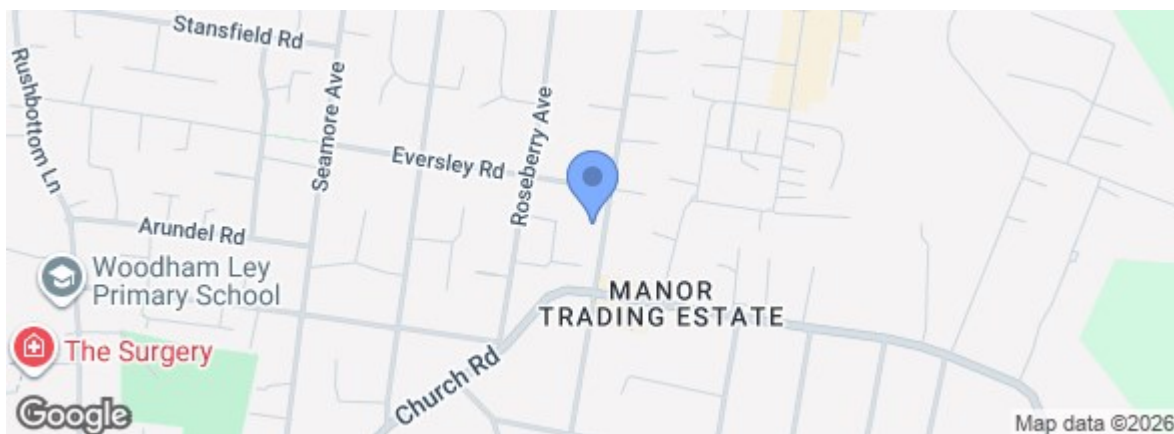


Ground Floor



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 ₂) Rating			
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			



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.