

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



Linden Leas, Benfleet Guide price £425,000

Guide Price £425,000 - £450,000

Aspire Estate Agents are delighted to present this attractive three-bedroom detached family home is ideally located within the highly sought-after Linden Leas area of Benfleet, offering convenient access to the popular Tarpots shopping parade, highly regarded local schools including The Appleton School secondary school, while still remaining close to multiple well-regarded primary schools, as well as excellent transport links.

The property provides spacious and versatile accommodation throughout, making it perfectly suited to modern family living. Upon entering, you are welcomed by a porch leading into the entrance hallway, with the ground floor also benefiting from a convenient shower room. The generous living and dining room offers an excellent space for both relaxing and entertaining, while the fitted kitchen provides ample storage and workspace.

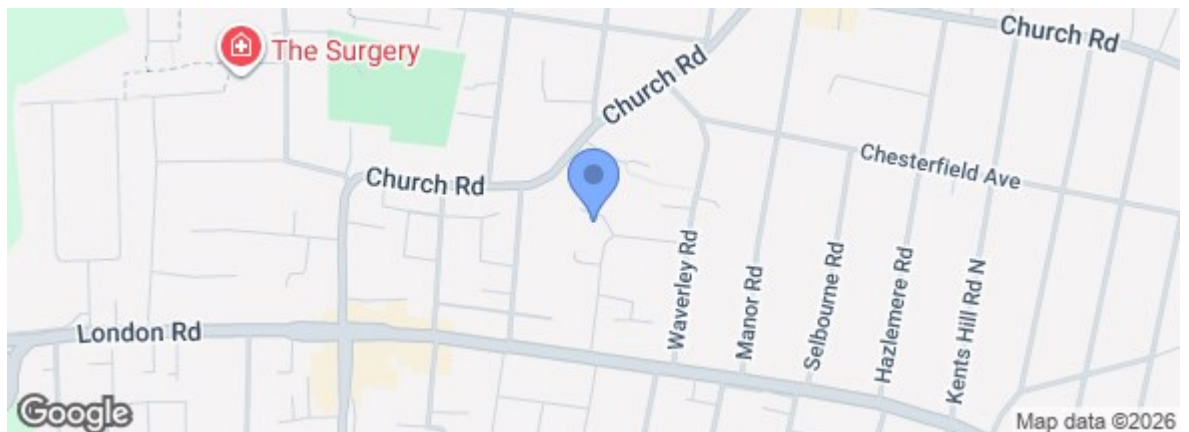
To the first floor, the property boasts three well-proportioned bedrooms alongside a family bathroom, comfortably accommodating growing families.

Externally, the home continues to impress with off-street parking for multiple vehicles and access to two separate garages, ideal for additional storage, workshop use, or further potential. The rear garden has been designed for low-maintenance enjoyment, featuring a combination of laid lawn and block paving, creating an ideal space for outdoor entertaining or relaxing.

Situated in a desirable residential location and offering fantastic potential throughout, early viewing is highly recommended to fully appreciate everything this wonderful family home has to offer.

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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		
	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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