

To arrange a viewing contact us
today on 01268 777400



Roseberry Avenue, Benfleet Guide price £365,000

Aspire Estate Agents are delighted to introduce this versatile 3/4 bedroom semi-detached home offering excellent parking and a superb 110ft+ rear garden. Arranged for easy, everyday living, the layout combines generous social space with a flexible ground-floor room that can serve as a fourth bedroom, playroom, home office or second reception.

The ground floor opens with an entrance hall and guest WC, leading to a modern kitchen at the heart of the home. To the rear, a full-length lounge/diner provides plenty of room for relaxing and family meals, with direct views over the garden. Off the hall, the additional reception/bedroom gives you the option of single-level living or a dedicated work space.

Upstairs, the first floor offers three well-proportioned bedrooms and a family bathroom, all set around a central landing with useful storage.

Outside, the property really delivers: a wide frontage provides off-street parking for multiple vehicles, while the rear garden extends beyond 110 feet, giving ample space for play areas, entertaining zones and future landscaping ideas.

Location: Conveniently placed for commuters and families, the address sits within easy reach of the A13 for swift access to the M25 and into London, and is close to a selection of well-regarded schools and local amenities.

GUIDE PRICE £365,000-£375,000

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Ground Floor

Entrance Hall – 5.86m x 1.89m (19.22ft x 6.20ft)

Kitchen – 3.26m x 2.71m (10.70ft x 8.89ft)

Lounge/Diner – 6.65m x 4.63m (21.82ft x 15.19ft)

Bedroom 4 / Reception Room – 3.21m x 2.42m (10.53ft x 7.94ft)

WC

First Floor

Bedroom 1 – 2.42m x 1.67m (7.94ft x 5.48ft)

Bedroom 2 – 3.43m x 2.73m (11.25ft x 8.96ft)

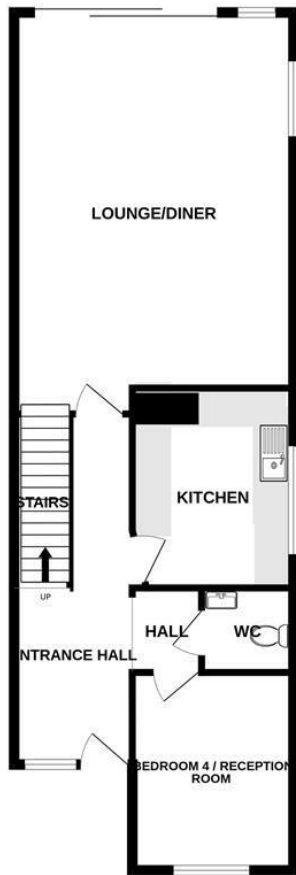
Bedroom 3 – 4.66m x 2.59m (15.29ft x 8.50ft)

Landing – 2.73m x 2.51m (8.96ft x 8.23ft)

Bathroom

Garden- 120ft

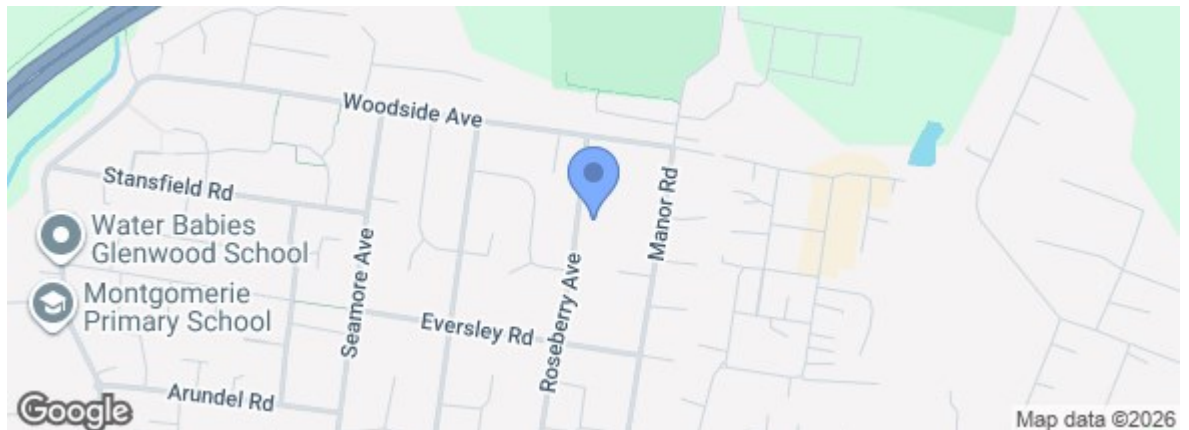
GROUND FLOOR



1ST 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	



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