To arrange a viewing contact us today on 01268 777400

ASPIRE
ESTATE AGENTS

High Road, Benfleet Offers over £450,000

- ONE OF A KIND FAMILY HOME
- A GARDEN RARELY FOUND
- 22FT LOUNGE
- MODERN FOUR PIECE BATHROOM
- BONUS LOFT ROOM
- OUTSTANDING PLOT
- 26FT OUTBUILDING
- 16FT MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- AMPLE OFF STREET PARKING

CHECK OUT THE PLOT AND ROOM SIZES OF THIS OUTSTANDING HOME. The second you walk in being greeted with the tall ceilings and spacious rooms it just feels like home. This two/three bedroom property offers a 22ft lounge, luxury fitted 16ft kitchen, utility room, 16ft dining room, two double bedrooms, four piece modern bathroom, the added bonus of a loft room perfect for teenagers or working from home, an amazing established garden that seems to go on forever and a 26ft outbuilding with power and lighting. There is so much to take in with this home and the potential is endless, call Aspire to book your viewing before it is sold.

ENTRANCE
Double glazed composite door opening to the porch

PORCH
Two UPVC double glazed windows either side, smooth plastered ceiling, oak effect laminate flooring, open arch to the hallway

HALLWAY
Tall ceilings which are smooth plastered and coved, oak effect laminate flooring, radiator, doors to

LOUNGE
22'7 x 11'11 (6.88m x 3.63m)
A fantastic sized lounge with UPVC double glazed bay window to front, chimney breast with feature modern inset fire, grey coloured carpet flooring, tall ceilings which are smooth plastered with ornate coving, two radiators.

KITCHEN
16'6 x 12'10 max l-shape (5.03m x 3.91m max l-shape)
A stunning modern kitchen in a range of cream gloss wall and base units with solid ok worktop and splash back, eye level NEFF electric double oven, eye level NEFF integrated full size microwave, eye level NEFF integrated steamer, stainless steel sink drainer with mixer tap over, integrated dishwasher, integrated wine cooler, breakfast bar, smooth plastered ceiling, oak effect laminate flooring, radiator, UPVC double glazed window to rear, open plan to the utility room.

UTILITY ROOM
11'8 x 8'7 (3.56m x 2.62m)
A range of wall and base units in matching the kitchen in cream gloss and solid oak worktop and splash back, inset stainless steel sink with mixer tap over, space and plumbing for washing machine, fridge/freezer and tumble dryer, smooth plastered ceiling, UPVC double glazed window to rear, UPVC double glazed French door opening to the garden.

DINING ROOM
16'11 x 10'0 (5.16m x 3.05m)
Tall ceiling which are smooth plastered and coved, UPVC double glazed French doors opening to the garden, tiled floor in the dining area with carpet flooring in remainder of the room, radiator, doors to bedroom two and the bathroom, spiral staircase leading the the loft room.

BEDROOM ONE
13'0 x 12'2 (3.96m x 3.71m)
UPVC double glazed bay window to front, tall ceiling which are smooth plastered and coved, oak effect laminate flooring, radiator.

BEDROOM TWO
9'11 x 9'8 (3.02m x 2.95m)
UPVC double glazed window to rear, tall ceilings which are smooth plastered, oak effect laminate flooring, radiator.

BATHROOM
10'3 x 6'0 (3.12m x 1.83m)
A four piece suite comprising of a shower enclosure with wall mounted unit having body jets and overhead rainfall effect mixer, freestanding bath with wall mounted control, white gloss wall hung vanity unit housing the hand wash basin with mixer tap, W/C, half tiled walls and floor in a grey stone effect tile with contrasting silver/grey mosaic tiled border, chrome effect heated towel rail, tall ceiling which is smooth plastered and inset spotlights, obscure UPVC double glazed window to side.

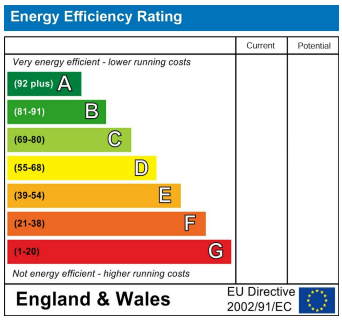
LOFT ROOM
18'6 x 9'5 max (5.64m x 2.87m max)
Smooth plastered ceiling, carpet flooring, double glazed velux window to rear, storage cupboards in eves and door to remainder of the loft where the combi boiler is located.

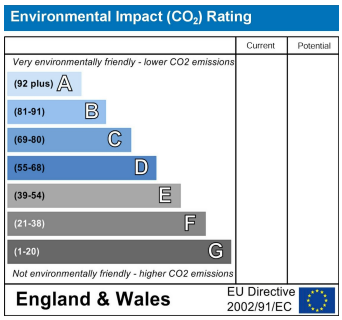
REAR GARDEN
An absolute gem of an established garden commencing with a block paved patio area, remainder laid to lawn with a range of shrubs, trees and bushes, brick built well, access to the 26ft outbuilding, gated side access to the front, to the rear of the garden where the lawn finished the vendor has advised us there is another approximate 40ft to 50ft of garden which is currently overgrown and offers the new owner huge potential. The vendor has also advised that in this section of garden there used to be a farmer croft building which is still on the plans of the land.

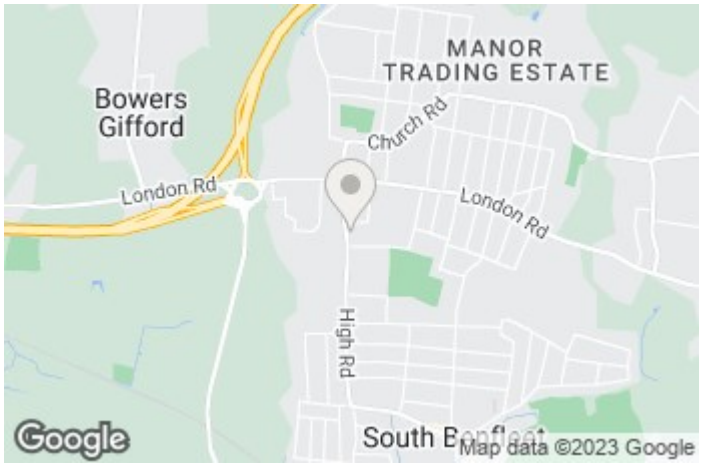
OUTBUILDING
26'1 x 6'0 (7.95m x 1.83m)
Currently divided into two separate rooms, pitched ceiling which is smooth plastered, window a d door to side in the first section and additional door opening to the second section which has a window to side and door to the rear opening to the garden. both sections and a concrete floor, power and lighting and sink in the first section.

GARAGE
12'2 x 7'8 (3.71m x 2.34m)
Double doors opening to the garage/storage area.

FRONTAGE
A block paved driveway providing ample off street parking and gated side access to the rear garden.







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