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Cranbrook Avenue, Benfleet Guide price £375,000

Aspire presents this beautifully maintained home on Cranbrook Avenue, Benfleet, offering a perfect blend of space, style, and practicality. Ideal for families, the property boasts a spacious lounge/diner, a modern fitted kitchen with integrated appliances, and three bedrooms including a ground floor bedroom, making versatile living easy

The ground floor features an inviting entrance hall with wood laminate flooring and a handy storage cupboard, a lounge flooded with natural light via leaded windows and French doors to the rear garden, and a contemporary kitchen/breakfast room with ceramic tiled flooring and integrated appliances. Completing the ground floor is a stylish bathroom with panelled bath, shower, pedestal wash basin, and close-coupled WC.

Upstairs, the landing provides eaves storage and access to two further bedrooms, including a generous master with inset spotlights and a second bedroom with a Velux window, both finished with modern flooring and radiators.

Externally, the property enjoys an established, private rear garden with patio, lawn, mature shrub and flower borders, and side/rear pedestrian access. A built-in wooden bar creates the perfect space for entertaining guests in a private setting. The rear garage has been partially sectioned to create a home office, with remaining space available for storage, and the front garden offers off-street parking.

A fantastic family home in a sought-after location, with all the space and features required for comfortable, modern living.

Lounge: 8.25m x 3.40m (27'1" x 11'2")

Ground Floor Bedroom Three: 3.30m x 3.18m (10'10" x 10'5")

Fitted Kitchen/Breakfast Room: 3.00m x 2.39m (9'10" x 7'10")

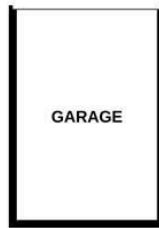
Ground Floor Bathroom: – (measurements not specified)

Bedroom One: 4.34m x 2.84m (14'3" x 9'4")

Bedroom Two: 3.28m x 2.03m (10'9" x 6'8")

Office (Garage Section): 2.54m x 2.51m (8'4" x 8'3")

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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