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ASPIRE
ESTATE AGENTS









Daws Heath Road, Benfleet Guide price £375,000

** GUIDE PRICE £375,000 - £400,000 **

Aspire Estate Agents are pleased to present this delightful two double bedroom cottage, offering character-filled interiors, a beautifully appointed kitchen and a charming garden extending over 60 feet. Set within a highly sought-after semi-rural location and available with no onward chain, this is a home for cosy evenings, relaxed entertaining and enjoying a little more of the outdoors.

Exposed brickwork, sash windows and character fireplaces give the cottage its welcoming personality. The lounge sets the scene perfectly, with a feature red brick fireplace, wood flooring and two front-facing sash windows creating an inviting space to unwind.

The separate dining room is equally appealing. An exposed brick wall and illuminated fireplace recess provide a lovely backdrop for everything from quiet suppers to evenings with friends, while a generous understairs cupboard keeps everyday essentials neatly tucked away.

Combining cottage style with modern convenience, the luxury fitted kitchen features solid work surfaces, a Belfast sink and integrated fridge freezer and dishwasher. Exposed natural brickwork adds texture and warmth, with space for a freestanding cooker and a part-glazed door providing access to the side.

Upstairs, a spacious landing with a cast iron fireplace and fitted storage leads to two double bedrooms. The principal bedroom enjoys two front-facing sash windows, a further cast iron fireplace and built-in wardrobe storage. The second double bedroom offers flexibility for guests or family.

The generously sized bathroom continues the cottage aesthetic with wood panelling, complemented by a white three-piece suite, a bath with mixer tap and shower attachment, and a heated towel rail.

Outside, the established rear garden extends to over 60 feet, with lawn, mature trees and shrubs creating an attractive setting for summer lunches, gardening and leisurely weekends. A brick-built outbuilding with electricity offers potential for a home office, subject to any necessary consents and conversion works. A separate utility cupboard provides space and plumbing for laundry appliances, alongside an external WC with hand wash basin.

Off-street parking for two vehicles adds everyday practicality, while the scope for a wraparound extension offers an exciting opportunity to shape the home around your future needs, subject to planning permission.

Character, comfort and future potential in a sought-after setting—contact Aspire Estate Agents to arrange your viewing.

Tenure: Freehold
Local Authority: Castle Point Borough Council
Council Tax: Band B

Ground floor

Lounge – 3.97m × 2.82m (13'0? × 9'3?)
Dining room – 3.97m × 2.55m (13'0? × 8'4?)
Kitchen – 3.23m × 2.45m (10'7? × 8'0?)

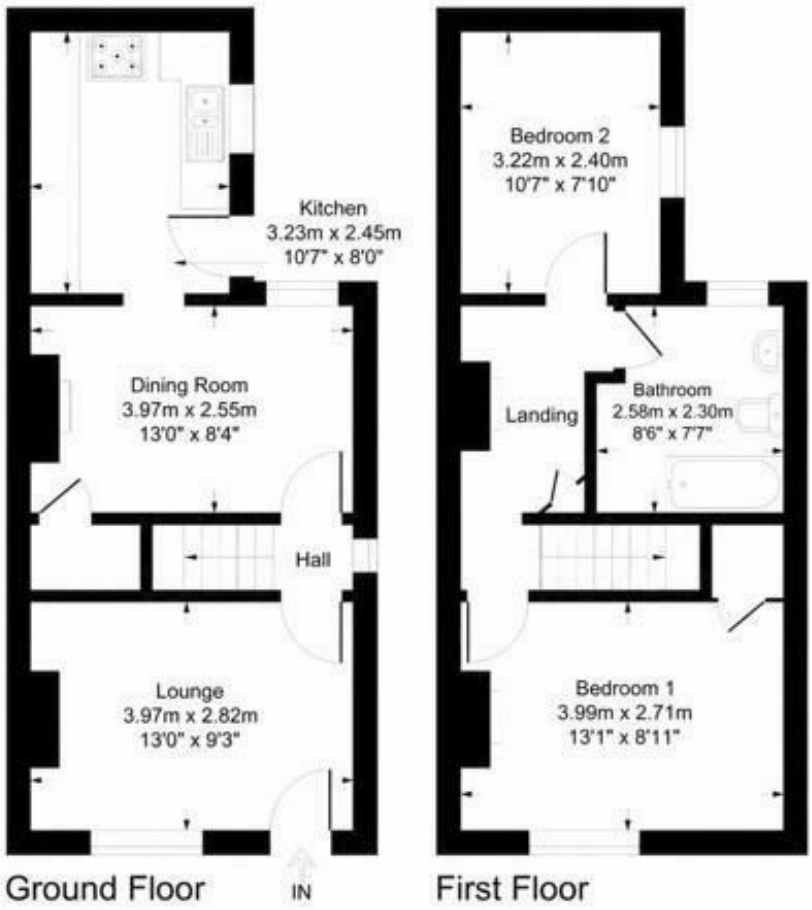
First floor

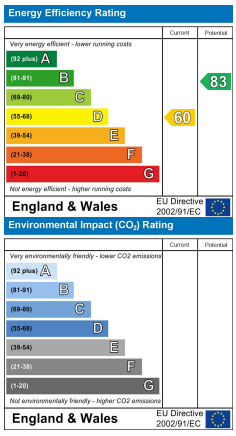
Bedroom one – 3.99m × 2.71m (13'1? × 8'11?)
Bedroom two – 3.22m × 2.40m (10'7? × 7'10?)
Bathroom – 2.58m × 2.30m (8'6? × 7'7?)

Approximate gross internal floor area – 67.9 sq m (731 sq ft)

304 Daws Heath Road

Approximate Gross Internal Floor Area = 67.9 sq m / 731 sq ft







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